

From: Ron Sandack
Sent: Monday, January 05, 2026 2:56:40 PM
To: Voigt, Alex
Cc: Estela Saldivar
Subject: Memorandum for COG

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sorry it took a bit longer than expected ...

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Voigt, Alex
Sent: Monday, January 05, 2026 3:11:24 PM
To: Burns, Kevin
Cc: 'Ron Sandack'
Subject: RE: Memorandum for COG

Here is the version with my suggestions. I included "presentations" to address Billy's question.

I think it looks great, Mayor let me know when you are comfortable and I will send.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Monday, January 5, 2026 2:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Estela Saldivar <reception@gaido-fintzen.com>
Subject: Memorandum for COG
Importance: High

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From: Voigt, Alex
Sent: Monday, January 05, 2026 3:18:02 PM
To: Burns, Kevin; Sandack, Ron
Subject: RE: Memorandum for COG

Made a couple of other minor tweaks to call out the major points. I will convert to PDF and send now.

Alex Voigt

City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Monday, January 5, 2026 3:11 PM
To: Burns, Kevin <kburns@geneva.il.us>
Cc: 'Ron Sandack' <ronald@gaido-fintzen.com>
Subject: RE: Memorandum for COG

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From: Voigt, Alex
Sent: Monday, January 05, 2026 3:25:40 PM
To: Voigt, Alex
Subject: Memorandum from City Legal Counsel - Please review

Good Afternoon Mayor & City Council (bcc'd):

Attached please find a memorandum from City Attorney Ron Sandack regarding communication related to the Special City Council Meeting set for January 12, 2026.

This memo is Attorney/Client Privileged and Confidential Communication, if there are any questions, please do not hesitate to reach out. I am happy to connect Council members with Attorney Sandack as needed.

Thank you,

Alex

Alex Voigt

City Administrator

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Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
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avoigt@geneva.il.us

From: Voigt, Alex
Sent: Monday, January 05, 2026 3:27:42 PM
To: 'Ron Sandack'
Subject: FW: Memorandum from City Legal Counsel - Please review

I forgot to cc you on this....

Alex Voigt

City Administrator

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City Administrator's Office
22 South First Street, Geneva, IL 60134
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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Monday, January 5, 2026 3:26 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Memorandum from City Legal Counsel - Please review
Importance: High

Good Afternoon Mayor & City Council (bcc'd):

Attached please find a memorandum from City Attorney Ron Sandack regarding communication related to the Special City Council Meeting set for January 12, 2026.

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Burns, Kevin

Sent: Friday, January 09, 2026 12:53:02 PM

To: Voigt, Alex; Sandack, Ron

Subject: ATTORNEY CLIENT PRIVILEGE - DRAFT Opening Remarks Including Process & Flow of 1.12.25 Special City Council Meeting

Alex & Ron,

As promised...please edit as you see fit and if you'd prefer a call please advise.

I hope to also clip and paste certain sections of this document to use as an email to the Council about what to expect in terms of process and flow on Monday evening.

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street

Geneva, Illinois 60134

c: 630-742-8916

mayorburns@geneva.il.us

From: Burns, Kevin

Sent: Tuesday, January 13, 2026 10:49:56 AM

To: Kellick, Victoria

Cc: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; 'Ron Sandack'

Subject: Opening Remarks Document 1.12.26 Special City Council Meeting

Madam Clerk,

Please find the subject document to include/attach to your minutes.

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street

Geneva, Illinois 60134

c: 630-742-8916

mayorburns@geneva.il.us

From: Morrow, Molly
Sent: Friday, January 16, 2026 12:04:48 PM
To: foia
Subject: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 12:16:08 PM
To: Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Let's discuss with Alex & K* before 4:30 today – I am out next week and the following Monday.

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4109](tel:4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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Best,
Molly Morrow

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:06:38 PM
To: Sandack, Ron
Cc: Voigt, Alex; Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
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Best,
Molly Morrow

From: Ron Sandack
Sent: Friday, January 16, 2026 2:46:12 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

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Hi Jeanne:

Thanks much. Because the City's response to this request will likely be replete with legally protected materials, I want to make sure we do not release attorney-client materials accidentally. So, please let me know when we have gathered responsive emails/documents (including responsive personal emails) and I will come review the same to make sure our response is appropriate.

Thanks.

Ron

Ron Sandack

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

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City of Geneva, Illinois

Office of the Mayor & City Administrator

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Desk: [630.232.0000](tel:630.232.0000) [4109](tel:630.232.4109)

ifornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>

Sent: Friday, January 16, 2026 12:05 PM

To: foia <foia@geneva.il.us>

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The City of Geneva, Illinois Since 1835

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

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From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:48:33 PM
To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000). [4109](tel:4109)

jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:46 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
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Ron Sandack

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
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jfornari@geneva.il.us

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From: Ron Sandack
Sent: Friday, January 16, 2026 2:55:57 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

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Thanks, but please be sure to advise Council members that they need to do individual searches too, including responsive materials on their personal devices (email, etc.). You are free to say "Ron was adamant about this" ... feel free to blame me.

Ron Sandack

GAIDO & FINTZEN

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Hi Jeanne:

Thanks much. Because the City's response to this request will likely be replete with legally protected materials, I want to make sure we do not release attorney-client materials accidentally. So, please let me know when we have gathered responsive emails/documents (including responsive personal emails) and I will come review the same to make sure our response is appropriate.

Thanks.

Ron

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603

St. Charles Office: 320 Walnut Street, St. Charles, IL 60174

P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516

E: rsandack@gaido-fintzen.com

www.gaido-fintzen.com

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From: Fornari, Jeanne <jfornari@geneva.il.us>

Sent: Friday, January 16, 2026 2:06 PM

To: Ron Sandack <ronald@gaido-fintzen.com>

Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>

Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)

jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>

Sent: Friday, January 16, 2026 12:05 PM

To: foia <foia@geneva.il.us>

Subject: FOIA request, Aurora Beacon-News

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Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

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"Shodeen"

"Dave Patzelt"

"HPC"

"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

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I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

The City of Geneva, Illinois Since 1835

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From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:57:27 PM
To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
Subject: RE: FOIA request, Aurora Beacon-News

Always fun to blame the attorneys! I will fire that request off today before I depart.
Thanks,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)
jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:56 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: Re: FOIA request, Aurora Beacon-News

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Thanks, but please be sure to advise Council members that they need to do individual searches too, including responsive materials on their personal devices (email, etc.). You are free to say "Ron was adamant about this" ... feel free to blame me.

Ron Sandack

GAIDO & FINTZEN

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:48 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

Jeanne Fornari

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City of Geneva, Illinois

Office of the Mayor & City Administrator

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Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)

jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>

Sent: Friday, January 16, 2026 2:46 PM

To: Fornari, Jeanne <jfornari@geneva.il.us>

Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>

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jfornari@geneva.il.us

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Sent: Friday, January 16, 2026 12:05 PM

To: foia <foia@geneva.il.us>

Subject: FOIA request, Aurora Beacon-News

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From: Fornari, Jeanne

Sent: Friday, January 16, 2026 3:22:15 PM

To: Bowring, Anaïs; Burns, Kevin; Furnish, Larry; Kilburg, Dean; Kosirog, Brad; Malecki, William; Marks, Richard; Mayer, Amy; Palmquist, Jeff; Paschke, Martha; Reinecke, Mark

Cc: Sandack, Ron; Collins, Peter; Voigt, Alex

Subject: FOIA - request to search your personal email accounts

See below a FOIA request received earlier today. Per our attorney's request, please search **your NON-CITY email accounts** according to the request below. (city staff will take care of searching your official city emails). Forward any responsive emails from your personal accounts **to Pete Collins (copied here) no later than Tues., Jan. 20th**. **If you do not have any responsive documents, please also reply indicating so.**

Do not send the information to me as I will be out of the office until Tues. Jan. 27 and will not be checking my messages.

1/16/2026

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Molly Morrow, Aurora Beacon News

Jeanne Fornari

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Office of the Mayor & City Administrator

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Desk: [630.232.0000.4109](tel:630.232.0000.4109)

jfornari@geneva.il.us



From: kburns@geneva.il.us
Sent: Friday, January 16, 2026 4:38:38 PM
To: Collins, Peter
Cc: Collins, Peter; Sandack, Ron
Subject: Re: FOIA - request to search your personal email accounts

On Jan 16, 2026, at 3:22?PM, Fornari, Jeanne <jfornari@geneva.il.us> wrote:

?

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Molly Morrow, Aurora Beacon News

Jeanne Fornari

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Desk: [630.232.0000](tel:630.232.0000) [4109](tel:630.232.4109)

jfornari@geneva.il.us

From: Fornari, Jeanne

Sent: Friday, January 16, 2026 3:22:15 PM

To: Bowring, Anaïs; Burns, Kevin; Furnish, Larry; Kilburg, Dean; Kosirog, Brad; Malecki, William; Marks, Richard; Mayer, Amy; Palmquist, Jeff; Paschke, Martha; Reinecke, Mark

Cc: Sandack, Ron; Collins, Peter; Voigt, Alex

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Office of the Mayor & City Administrator

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4109](tel:630.232.0000.4109)

jfornari@geneva.il.us

From: Burns, Kevin
Sent: Saturday, January 10, 2026 1:05:06 PM
To: CITY COUNCIL & MAYOR
Cc: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: January 12, 2026 Special City Council Meeting Flow & Process

**TO AVOID THE RISK OF VIOLATING THE ILLINOIS OPEN MEETINGS ACT PLEASE DO NOT
REPPOND ALL**

Ladies & Gentlemen,

Monday night's Special City Council meeting will be tightly managed to ensure Due process is followed every step of the way. Therefore, below please salient points outlining both the flow and the process of the January 12, 2026 meeting:

FLOW

- I. Opening Remarks by Mayor Burns (w/o objection by Council)
- II. Entertain motion and second to consider Resolution 2026-03
- III. Appellant Seeking Reversal of HPC Decision on 12.16.25 Invited to Speak
- IV. Representative of the City of Geneva Historic Preservation Commission Invited to Speak
- V. Appellant Seeking Reversal of HPC Decision on 12.16.25 Invited to Provide Additional Remarks
- VI. City Council Deliberates Resolution 2026-03

PROCESS

- I. Council is required to consider only the record adduced by the Historic Preservation Commission's Public Hearing on 12.16.25
- II. Council is not permitted to cross-examine or request additional information from either the appellant or the representative of Geneva's Historic Preservation Commission
- III. Please note the wording of Resolution 2026-03 and how the vote will ultimately be recorded; an "AYE" vote supports the request to reverse the HPC's decision of 12.16.25 and grant the issuance of the demolition permit. A "NAY" vote sustains the HPC's decision of 12.16.25 to deny the issuance of the demolition permit
- IV. To reverse the Historic Preservation Commission's 12.16.25 decision to deny the issuance of the demolition permit requires 7 "AYE" votes
- V. City Attorney Sandack is granted full authority to interrupt any speaker, at any time, whose comments are not germane to the singular question we are charged with considering and therefore, risking the Due process essential to the Council's deliberations.

With reference to item I under FLOW, my opening remarks will include these salient points as well as some housekeeping issues.

As always, feel free to contact me, City Administrator Voigt or City Attorney Sandack with any questions.

Kevin
C: 630-742-8916

-
-
-
-

From: Malecki, William
Sent: Friday, January 09, 2026 2:21:32 PM
To: Sean Gallagher; Bowring, Anaïs
Subject: Re: Blacksmith Shop thoughts

Sean,

Thank you for your previous dedication to our city and service.

I appreciate your thoughtful email as well.

Please feel free to reach out at any time.

-Billy

William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742
From: Sean Gallagher <contact@gallagherarch.com>
Sent: Friday, January 9, 2026 1:09:56 PM
To: Bowring, Anaïs; Malecki, William
Subject: Blacksmith Shop thoughts

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

5) Geneva has become and will likely even more so become a significant player in attracting residential and business interest in the years to come. As far as cities along the Fox River, trying to be objective about this, Geneva's downtown is and will be the most desirable location for both homeowners and businesses along the Fox River. That said, the long term financial upside for this site is enormous. Our City leadership should leverage this with the Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Sean Gallagher
Sent: Friday, January 09, 2026 1:09:56 PM
To: Bowring, Anaïs; Malecki, William
Subject: Blacksmith Shop thoughts

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3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

5) Geneva has become and will likely even more so become a significant player in attracting residential and business interest in the years to come. As far as cities along the Fox River, trying to be objective about this, Geneva's downtown is and will be the most desirable location for both homeowners and businesses along the Fox River. That said, the long term financial upside for this site is enormous. Our City leadership should leverage this with the Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt
City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Monday, January 05, 2026 3:25:40 PM
To: Voigt, Alex
Subject: Memorandum from City Legal Counsel - Please review

Good Afternoon Mayor & City Council (bcc'd):

Attached please find a memorandum from City Attorney Ron Sandack regarding communication related to the Special City Council Meeting set for January 12, 2026.

This memo is Attorney/Client Privileged and Confidential Communication, if there are any questions, please do not hesitate to reach out. I am happy to connect Council members with Attorney Sandack as needed.

Thank you,

Alex

Alex Voigt
City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:39:52 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Colin C. Campbell
Sent: Saturday, December 27, 2025 1:26:50 PM
To: Bowring, Anaïs
Subject: The Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Alderwoman Bowring,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 3:54:44 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Afternoon City Council:

Attached please find two additional documents related to the Special City Council on 1/12/26.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

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Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Malecki, William
Sent: Thursday, December 11, 2025 10:44:50 AM
To: Alan Leahigh; Bowring, Anaïs
Subject: Re: Appreciate Your Visit

Mr. Leahigh,

Thank you for taking the time to meet with us last Sunday.

As you mentioned, I think at this time we should see how the upcoming HPC meeting goes.

Stay warm this weekend!

-Billy

William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742
From: Alan Leahigh <alankleahigh@comcast.net>
Sent: Tuesday, December 9, 2025 9:58:48 AM
To: Bowring, Anaïs
Cc: Malecki, William
Subject: Re: Appreciate Your Visit

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Anaïs --

That would be fabulous. I'm wondering, though, if it would be best to wait until after Shodeen presents its case, which will be in their petition for demolition and presentation to the Historic Preservation Commission next Tuesday. We'll then have more information about whether, when and how to move forward.

Also after next week, a decision could be made on my possible meeting with David Pazelt to show and discuss the model, as we discussed. Perhaps that should occur before a presentation to the Ccity council. I just don't know the best strategy until after this coming week.

-- Alan
On 12/09/2025 9:34 AM CST Bowring, Anaïs <abowring@geneva.il.us> wrote:

Dear Alan,

It was a pleasure to meet with you and chat. I thought since we have a meeting coming up next week, I would introduce your interest in making a presentation next week during new business. Let me know if you'd rather we waited.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: 630.232.0000 ext 4001

On Dec 9, 2025, at 1:27?AM, Alan Leahigh <alankleahigh@comcast.net> wrote:

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Alderspersons Bowring and Malecki,

Thank you again for your visit on Sunday. I'm glad that we could get together to preview the architectural model of the Alexander brothers' foundry and blacksmith shop and to discuss related issues.

I'll keep in touch, and probably contact you after the Historic Preservation Commission holds its hearing next week. We'll know by then what's in the newest petition for demolition and what the commissioners have to say about it.

I appreciate your time. I think this is important for the community.

-- Alan

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

*If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.
There is no expectation of privacy for any messages sent to or received from the City of Geneva.*

*Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.
Please do not print this email unless it is absolutely necessary.*

From: Voigt, Alex
Sent: Tuesday, December 16, 2025 4:05:52 PM
To: Voigt, Alex
Cc: Sandack, Ron
Subject: City Council/HPC Meeting Tonight

Good afternoon Mayor & City Council (bcc'd):

Please see the attached memo from Attorney Sandack regarding this evenings HPC Meeting. Attorney Sandack advises that **no elected officials attend** the meeting this evening. Interested parties can view online.

Any question, please do not hesitate to reach out.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Bowring, Anaïs
Sent: Friday, December 26, 2025 7:35:02 AM
To: Jamie Dwyer; Malecki, William
Subject: Re: blacksmith shop

Dear Mr. Dwyer,

Thank you for writing to tell me your thoughts about the blacksmith shop and the demolition request recently reviewed by the HPC. I really appreciate hearing from constituents and will always take that feedback into account as I review issues that come to City Council for a decision.

I know that on this issue there are strong feelings on both sides and my priority will be to listen to what the community says while ensuring that I adhere to the city's processes and established policies.

Please feel free to reach out again on this or any other issue. I've included Alderperson Malecki as we try to coordinate about constituent communication for the first ward.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: 630.232.0000 ext 4001

On Dec 19, 2025, at 10:41?AM, Jamie Dwyer <jamiedwyerpainter@yahoo.com> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Anaïs, I am Jamie Dwyer a resident of the historic district for about 40 years.

I do believe that this is the first time I have ever written to my alderperson, but from what I have read and heard at the historic preservation meeting of Dec.16 input of the residence is needed. I am opposed to the demolition of the blacksmith shop.

Over the last 40years I have witnessed the demolition by neglect of many interesting and historical buildings in Geneva, I do not understand why progress has to be at the cost of the historic sites .

Jamie Dwyer

From: Bowring, Anaïs
Sent: Monday, January 05, 2026 1:21:33 PM
To: Colin C. Campbell
Subject: Re: The Blacksmith Shop

Dear Colin,

Thanks so much for reaching out about the blacksmith shop. I appreciate hearing from constituents about issues coming before the council.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: [630.232.0000](tel:630.232.0000) ext. 4001
From: Colin C. Campbell <cccampbell38@gmail.com>
Sent: Saturday, December 27, 2025 1:26:50 PM
To: Bowring, Anaïs
Subject: The Blacksmith Shop

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Alderswoman Bowring,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

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We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change its mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:41:17 PM
To: Mayer, Amy; DeGroot, David
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is the resolution, I also sent it out to the Council.

There is not an "easy" way to search Resolutions on the website, the only way is to through the packet.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.940.5775)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:26 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Cc: Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

David,
Could you please provide resolution 2019-73? I don't find it attached.

From page 3 of packet HPC agenda - "On July 15, 2019, the City Council passed Resolution 2019-73 (attached)"

And also - I'm not finding a way to search for the resolutions on our website. Is there a way to do that? I find ordinances in the code but not resolutions.

Thanks,
Amy

From: DeGroot, David
Sent: Monday, December 29, 2025 8:12 AM
To: Mayer, Amy; Voigt, Alex
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.940.5775)
ddegroot@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 23, 2025 4:24 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Thanks! Happy holidays to all of you too!

Of course there's no rush on this. Enjoy the holidays.
Sent from my iPhone

On Dec 23, 2025, at 4:12?PM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?
Good afternoon,

I have added Director DeGroot on this message for assistance.

Thank you, happy holidays!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>

Sent: Tuesday, December 23, 2025 3:29 PM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Would it be possible to have a list of meeting dates regarding this property? I'm particularly interested in the meetings prior to May of 2021.

Thanks,

Amy

Sent from my iPhone

On Dec 23, 2025, at 10:03?AM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

Good morning Mayor & City Council (bcc'd):

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On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Colin C. Campbell
Sent: Saturday, December 27, 2025 1:41:50 PM
To: Mayer, Amy
Subject: The Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Alderwoman Mayer

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change its mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Development Projects
Sent: Tuesday, January 13, 2026 4:06:22 PM
To: autoreply
Subject: News Flash: Geneva City Council Denies Appeal Of 4 E. State St. Demolition Request for www.geneva.il.us

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[View this in your browser](#)

January 13, 2026

City Council Denies Appeal Of 4 E. State St. Demolition Request

_____ | The [City of Geneva Development Projects Map](#) has been updated with details about the Jan. 12 special City Council meeting regarding the appeal of the 4 E. State St. Historic Landmark Demolition request.

A reversal or modification of the Historic Preservation Commission's (HPC) determination requires not less than two-thirds of the alderpersons holding office (seven votes). At the City Council meeting, six alderpersons voted in favor of overturning the HPC, and four voted to uphold the HPC's decision.

As such, the appeal failed, and the demolition request was denied.

[View it on website](#)

[Unsubscribe](#)

From: Amazon Business
Sent: Thursday, December 25, 2025 10:19:22 AM
To: autoreply
Subject: Health and personal care products at great prices

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Health and personal care essentials at budget friendly prices

Start saving

Transform your workplace with health and personal care products for less. Amazon Business offers business pricing on health and personal care essentials with fast shipping, ensuring your team stays healthy and well-cared for.

Cleaning supplies

- [Paper towels](#)
- [Disinfectant sprays](#)
- [Disinfectant wipes](#)
- [Floor cleaners](#)
- [Bathroom cleaners](#)
- [Kitchen cleaners](#)

Personal care supplies

- [Hand sanitizer & refills](#)
- [Antibacterial hand soap](#)
- [Feminine hygiene products](#)
- [Eye drops](#)
- [Dental care](#)

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If you'd rather not receive future emails of this sort from Amazon Business, please let us know your email preferences.

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Reference: 3252853846

From: Ron Sandack
Sent: Monday, January 05, 2026 2:56:40 PM
To: Voigt, Alex
Cc: Estela Saldivar
Subject: Memorandum for COG

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sorry it took a bit longer than expected ...

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603

St. Charles Office: 320 Walnut Street, St. Charles, IL 60174

P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516

E: rsandack@gaido-fintzen.com

www.gaido-fintzen.com

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From: DeGroot, David
Sent: Tuesday, December 30, 2025 1:29:54 PM
To: Voigt, Alex
Cc: Stood, Emily; Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:43 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

David, when time permits can you please call Billy? It seems the email answers are only generating more questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Malecki, William <wmalecki@geneva.il.us>
Sent: Tuesday, December 30, 2025 11:02 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

*William Malecki
Alderman 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 3:31:32 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

I have received a request for the proforma analysis referenced below and am attaching for everyone's benefit.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

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Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Estela Saldivar
Sent: Tuesday, December 16, 2025 3:57:23 PM
To: Voigt, Alex
Subject: Shodeen Family Foundation //HPC Meeting

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Good afternoon,

Please see attached from Ron Sandack.

Thank you,

Estela Saldivar
Assistant Manager

GAIDO & FINTZEN

New Chicago Office address: 20 South Clark Street, Suite 510, Chicago, IL 60603

P: 312.346.7855 | F: 312.346.8317 | E: esaldivar@gaido-fintzen.com

www.gaido-fintzen.com

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From: Voigt, Alex
Sent: Monday, January 05, 2026 3:27:42 PM
To: 'Ron Sandack'
Subject: FW: Memorandum from City Legal Counsel - Please review

I forgot to cc you on this....

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Monday, January 5, 2026 3:26 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Memorandum from City Legal Counsel - Please review
Importance: High

Good Afternoon Mayor & City Council (bcc'd):

Attached please find a memorandum from City Attorney Ron Sandack regarding communication related to the Special City Council Meeting set for January 12, 2026.

This memo is Attorney/Client Privileged and Confidential Communication, if there are any questions, please do not hesitate to reach out. I am happy to connect Council members with Attorney Sandack as needed.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 16, 2025 3:59:06 PM
To: 'Estela Saldivar'
Subject: RE: Shodeen Family Foundation //HPC Meeting

Thank you!

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.940.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Estela Saldivar <reception@gaido-fintzen.com>
Sent: Tuesday, December 16, 2025 3:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Shodeen Family Foundation //HPC Meeting

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Good afternoon,

Please see attached from Ron Sandack.

Thank you,

Estela Saldivar
Assistant Manager

GAIDO & FINTZEN

New Chicago Office address: 20 South Clark Street, Suite 510, Chicago, IL 60603
P: 312.346.7855 | F: 312.346.8317 | E: esaldivar@gaido-fintzen.com

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From: Voigt, Alex
Sent: Tuesday, December 16, 2025 4:01:55 PM
To: Burns, Kevin
Subject: FW: Shodeen Family Foundation //HPC Meeting

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.940.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Estela Saldivar <reception@gaido-fintzen.com>
Sent: Tuesday, December 16, 2025 3:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Shodeen Family Foundation //HPC Meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Please see attached from Ron Sandack.

Thank you,

Estela Saldivar
Assistant Manager

GAIDO & FINTZEN

New Chicago Office address: 20 South Clark Street, Suite 510, Chicago, IL 60603
P: 312.346.7855 | F: 312.346.8317 | E: esaldivar@gaido-fintzen.com

www.gaido-fintzen.com

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=69688E99859E4D8FBC84C242A085BDB0-ALEX
Sent: Friday, January 16, 2026 3:58:33 PM
To: Radovich, Chuck
Cc: 'Ron Sandack'; Scott Fintzen; DeGroot, David
Subject: FW: Request for Legal Opinion

Good Afternoon,

Please see the attached legal request. Questions may be directed to David DeGroot (cc'd here).

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, January 9, 2026 11:37 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Request for Legal Opinion

Good morning,

Please see the attached. Let me know if you have any questions or need any additional information.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Sean Gallagher
Sent: Thursday, January 08, 2026 3:34:41 PM
To: Stood, Emily
Cc: BRIAN HOGAN; Byrne, Brian
Subject: Re: Visit to discuss remodeling of 17 N 6th Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Perfect, thanks Emily!
Brian and I look forward to seeing you both then.
Have a great day!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

On Thu, Jan 8, 2026 at 3:28?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Sean,

Always happy to meet! How about Wednesday at 10 am? Both Brian and I will be available then.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Thursday, January 8, 2026 10:23 AM
To: Stood, Emily <estood@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: BRIAN HOGAN <hogandesignandconstruction@gmail.com>
Subject: Visit to discuss remodeling of 17 N 6th Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Emily and Brian,
I hope the day finds you both doing well! I am reaching out on behalf of Brian Hogan with Hogan Design + Construction in hopes of setting up a visit to discuss Hogan's intentions for the remodeling of the home at 17 N 6th Street. In anticipation of our visit I've attached some design drawings which I will bring full size hard copies to help our conversation. The structure initially served as a residence but was eventually converted to office space. The folks at Hogan wish to remodel the structure to accommodate two rentable units with a two bedroom unit at the first floor and a one bedroom unit on the second floor. The intention of our visit is to get feedback in preparation for a planned HPC visit in February for a "concept review". Following our HPC visit we would then move into development of the construction drawings to be used for permit review and a final HPC review. As for a day and time, below are a few dates with windows of time that would work. I would imagine our visit would take no more than 30-45 minutes at most. Please let me know which is most convenient for you both.

Wednesday 1/14: 9:00 am - 12:00 pm

Friday 1/16: 12:00 - 3:00 pm

Warm regards,

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

The City of Geneva, Illinois Since 1835

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From: Shak P. Abdullah
Sent: Monday, January 12, 2026 7:14:52 PM
To: pdf
Subject: Change of Tenant Permit Information

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello,

My name is Shak Abdullah, and I am submitting our change of tenant permit information along with the interior tenant improvement design for our newly leased office space.

The property is located at:
2053 Geneva Drive, Suite 165
Geneva, IL 60134

For background, the space has been leased under **SMST LLC** and will be used as a warehouse and logistics facility supporting our U.S. parent company, **HSG TECH INC.** HSG Tech's primary business is laser machine sales throughout the Chicagoland area, with our main U.S. office based in Addison, IL.

The project goal is to install non-permanent interior walls to divide the space into two offices, one conference room, and a small IT storage closet located within the breakroom area.

Please let me know if the City is able to review and approve our interior office improvement project, or if any additional information is needed to proceed.

Thank you for your time and assistance.

Best regards,

Shak P. Abdullah
Senior Accountant
HSG Tech Inc.



P (844) HSG-LSR1
M (630) 283-6119
E Shak@HSGLaser.com
W www.hsglaser.com
A 780 W Belden Ave STE K, Addison, IL 60101

Shaping Metal, Shaping Trust
Dedicated to being your most reliable productivity partner

f

in

o

From: Stood, Emily
Sent: Thursday, January 08, 2026 3:28:26 PM
To: 'Sean Gallagher'; Byrne, Brian
Cc: BRIAN HOGAN
Subject: RE: Visit to discuss remodeling of 17 N 6th Street

Hi Sean,

Always happy to meet! How about Wednesday at 10 am? Both Brian and I will be available then.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4310](tel:4310)
estood@geneva.il.us

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Thursday, January 8, 2026 10:23 AM
To: Stood, Emily <estood@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: BRIAN HOGAN <hogandesignandconstruction@gmail.com>
Subject: Visit to discuss remodeling of 17 N 6th Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Emily and Brian,
I hope the day finds you both doing well! I am reaching out on behalf of Brian Hogan with Hogan Design + Construction in hopes of setting up a visit to discuss Hogan's intentions for the remodeling of the home at 17 N 6th Street. In anticipation of our visit I've attached some design drawings which I will bring full size hard copies to help our conversation. The structure initially served as a residence but was eventually converted to office space. The folks at Hogan wish to remodel the structure to accommodate two rentable units with a two bedroom unit at the first floor and a one bedroom unit on the second floor. The intention of our visit is to get feedback in preparation for a planned HPC visit in February for a "concept review". Following our HPC visit we would then move into development of the construction drawings to be used for permit review and a final HPC review. As for a day and time, below are a few dates with windows of time that would work. I would imagine our visit would take no more than 30-45 minutes at most. Please let me know which is most convenient for you both.

Wednesday 1/14: 9:00 am - 12:00 pm

Friday 1/16: 12:00 - 3:00 pm

Warm regards,

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Sean Gallagher
Sent: Thursday, January 08, 2026 10:22:50 AM
To: Stood, Emily; Byrne, Brian
Cc: BRIAN HOGAN
Subject: Visit to discuss remodeling of 17 N 6th Street

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Good morning Emily and Brian,

I hope the day finds you both doing well! I am reaching out on behalf of Brian Hogan with Hogan Design + Construction in hopes of setting up a visit to discuss Hogan's intentions for the remodeling of the home at 17 N 6th Street. In anticipation of our visit I've attached some design drawings which I will bring full size hard copies to help our conversation. The structure initially served as a residence but was eventually converted to office space. The folks at Hogan wish to remodel the structure to accommodate two rentable units with a two bedroom unit at the first floor and a one bedroom unit on the second floor. The intention of our visit is to get feedback in preparation for a planned HPC visit in February for a "concept review". Following our HPC visit we would then move into development of the construction drawings to be used for permit review and a final HPC review. As for a day and time, below are a few dates with windows of time that would work. I would imagine our visit would take no more than 30-45 minutes at most. Please let me know which is most convenient for you both.

Wednesday 1/14: 9:00 am - 12:00 pm

Friday 1/16: 12:00 - 3:00 pm

Warm regards,

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Robert Akers
Sent: Wednesday, January 07, 2026 2:48:45 PM
To: Buesing, Matthew; Stood, Emily
Cc: Rachel Groff; Cara Mamott; Malkosky, Jessie; Byrne, Brian
Subject: Re: 301 S. 1st Street Question

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Emily,

Thank you! We will keep in touch as the plans progress.

Best Regards,

Robert M. Akers
Architect

Robert M. Akers Architecture LLC
202 Campbell Street
Geneva, IL 60134
(630) 330-6176
robert-akers@sbcglobal.net
<http://www.maaarchitect.com>

On Wednesday, January 7, 2026 at 01:51:00 PM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hi Robert,

Additions which are visible from the right of way are required to undergo full HPC review by the Commission. When additions aren't visible, they can typically undergo administrative review which does not include a meeting. Your case is a little unique because of the layout of the remaining fence on the property. Need for a meeting would really be based on whether that fence is scheduled to remain and what your plans look like when they come to permit. I'm happy to keep in contact as your plans progress and we determine whether a meeting is required!

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Robert Akers <robert-akers@sbcglobal.net>
Sent: Wednesday, January 7, 2026 10:44 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Rachel Groff <rachel@havendesigngroup.com>; Cara Mamott <cara@havendesigngroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: Re: 301 S. 1st Street Question

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Thank you Matt and Bryne!

Please let us know if there are any historic issues that would also need to be addressed. We will reach out if we have any additional questions.

Best Regards,

Robert M. Akers
Architect

Robert M. Akers Architecture LLC
202 Campbell Street
Geneva, IL 60134
(630) 330-6176
robert-akers@sbcglobal.net
<http://www.maaarchitect.com>

On Tuesday, December 23, 2025 at 01:41:13 PM CST, Buesing, Matthew <mbuesing@geneva.il.us> wrote:

Hi Robert,

Detached garages are actually allowed to be setback 5' off of the side and rear property lines, so the proposed addition would not encroach into the setback requirements. If the goal is to convert the garage into a short-term rental, the structure would be classified as an Accessory Dwelling Unit. I don't know if this is an issue for this site, but please note that the owner of the property must reside in either the principal structure or the ADU. The full list of requirements for ADUs can be found here: https://library.municode.com/il/geneva/codes/code_of_ordinances?nodeId=TIT11ZO_CH3GEZOPR_11-3-11ACDWUN.

Since this property is also located in the Historic District, I've asked our Preservation Planner, Emily, to confirm any review requirements applicable to historic dwellings.

If there are any other questions on the zoning for the site or the ADU requirements, please let me know.

Thanks,

Matt Buesing

City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4303
mbuesing@geneva.il.us

From: Byrne, Brian <bbyrne@geneva.il.us>
Sent: Friday, December 19, 2025 7:27 PM
To: 'Robert Akers' <robert-akers@sbcglobal.net>
Cc: Rachel Groff <rachel@havendesigngroup.com>; Cara Mamott <cara@havendesigngroup.com>; Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 301 S. 1st Street Question

Robert,
I've included Matt & Jessie from planning on this email as I've taken a look at the project and feel that there are some items that may need to be reviewed by them. We will follow-up with you early next week.

Thank you

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134
Desk: 630.232.0000, 4307
bbyrne@geneva.il.us
[Permits Link](#)

From: Robert Akers <robert-akers@sbcglobal.net>
Sent: Wednesday, December 17, 2025 12:33 PM
To: Byrne, Brian <bbyrne@geneva.il.us>
Cc: Rachel Groff <rachel@havendesigngroup.com>; Cara Mamott <cara@havendesigngroup.com>
Subject: 301 S. 1st Street Question

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Brian,

Good afternoon. I hope you're not working too hard and have time to enjoy this holiday season.

We spoke about the property at 301 S. 1st Street a few months ago (see attached). If you recall, the owner wants to convert the existing detached garage on her property to a short term rental. To accomplish the layout she would like a small (65 sq.ft) addition. The garage is currently non-compliant in rear and side yard setbacks. The proposed addition would further encroach into the rear yard setback. What is the cities current process for approving an addition like this? Is this something that can be done administratively?

Please let us know how we should proceed with the city. Thank you for your help and guidance!

Merry Christmas!

Robert M. Akers
Architect

I will be out of the office December 25th through January 2nd. I will be back in the office Monday, January 5th.

Robert M. Akers Architecture LLC

202 Campbell Street
Geneva, IL 60134
(630) 330-6176
robert-akers@sbcglobal.net
<http://www.maarchitect.com>

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Tuesday, January 06, 2026 3:39:33 PM
To: Byrne, Brian; 'Dennis Kintop'
Subject: 101 W State History

Hi all,

Since we've been talking about it, I'm just sending along the historical description of 101 W State to maybe answer some questions! It looks like the front was remodeled a few times and the current combined one might date to 1893. There used to be a dance hall upstairs, which is fun! I'm still digging around on the wallpaper when I get some free time, since I'd love to know which part of the building's history that dates to as well. The Geneva History Museum has a book with a longer history on the building and the Wrate family as a whole included in it, which I can always look through to try to answer more detailed questions that come up too.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 07, 2026 1:50:54 PM
To: 'Robert Akers'; Buesing, Matthew
Cc: Rachel Groff; Cara Mamott; Malkosky, Jessie; Byrne, Brian
Subject: RE: 301 S. 1st Street Question

Hi Robert,

Additions which are visible from the right of way are required to undergo full HPC review by the Commission. When additions aren't visible, they can typically undergo administrative review which does not include a meeting. Your case is a little unique because of the layout of the remaining fence on the property. Need for a meeting would really be based on whether that fence is scheduled to remain and what your plans look like when they come to permit. I'm happy to keep in contact as your plans progress and we determine whether a meeting is required!

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Robert Akers <robert-akers@sbcglobal.net>
Sent: Wednesday, January 7, 2026 10:44 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Rachel Groff <rachel@havendesigngroup.com>; Cara Mamott <cara@havendesigngroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: Re: 301 S. 1st Street Question

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Thank you Matt and Bryne!

Please let us know if there are any historic issues that would also need to be addressed. We will reach out if we have any additional questions.

Best Regards,

Robert M. Akers
Architect

Robert M. Akers Architecture LLC
202 Campbell Street
Geneva, IL 60134
(630) 330-6176
robert-akers@sbcglobal.net
<http://www.maarchitect.com>

On Tuesday, December 23, 2025 at 01:41:13 PM CST, Buesing, Matthew <mbuesing@geneva.il.us> wrote:

Hi Robert,

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Since this property is also located in the Historic District, I've asked our Preservation Planner, Emily, to confirm any review requirements applicable to historic dwellings.

If there are any other questions on the zoning for the site or the ADU requirements, please let me know.

Thanks,

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4303
mbuesing@geneva.il.us

From: Byrne, Brian <bbyrne@geneva.il.us>
Sent: Friday, December 19, 2025 7:27 PM
To: 'Robert Akers' <robert-akers@sbcglobal.net>
Cc: Rachel Groff <rachel@havendesigngroup.com>; Cara Mamott <cara@havendesigngroup.com>; Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 301 S. 1st Street Question

Robert,
I've included Matt & Jessie from planning on this email as I've taken a look at the project and feel that there are some items that may need to be reviewed by them. We will follow-up with you early next week.

Thank you

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134

Desk: 630.232.0000, 4307

bbyrne@geneva.il.us

[Permits Link](#)

From: Robert Akers <robert-akers@sbcglobal.net>

Sent: Wednesday, December 17, 2025 12:33 PM

To: Byrne, Brian <bbyrne@geneva.il.us>

Cc: Rachel Groff <rachel@havendesigngroup.com>; Cara Mamott <cara@havendesigngroup.com>

Subject: 301 S. 1st Street Question

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Brian,

Good afternoon. I hope you're not working too hard and have time to enjoy this holiday season.

We spoke about the property at 301 S. 1st Street a few months ago (see attached). If you recall, the owner wants to convert the existing detached garage on her property to a short term rental. To accomplish the layout she would like a small (65 sq.ft) addition. The garage is currently non-compliant in rear and side yard setbacks. The proposed addition would further encroach into the rear yard setback. What is the cities current process for approving an addition like this? Is this something that can be done administratively?

Please let us know how we should proceed with the city. Thank you for your help and guidance!

Merry Christmas!

Robert M. Akers

Architect

I will be out of the office December 25th through January 2nd. I will be back in the office Monday, January 5th.

Robert M. Akers Architecture LLC

202 Campbell Street

Geneva, IL 60134

(630) 330-6176

robert-akers@sbcglobal.net

<http://www.maaarchitect.com>

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From: Futuristic Signs
Sent: Wednesday, January 07, 2026 11:49:45 AM
To: pdf
Subject: Fw: Sign Permit Application for MELT & DIP

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Hello

I hope you are doing well. Applying for sign permit Melt & Dip Illuminated Channel Letter & Box Sign. Attached is the application and drawings. Let me know if you have any questions.

Thank You
Mir Farooq Ali Hashmi
630-335-1831

From: Stood, Emily
Sent: Wednesday, January 07, 2026 11:51:20 AM
To: DeGroot, David; Buesing, Matthew; Byrne, Brian
Cc: Malkosky, Jessie
Subject: FW: January HPC Meeting - Material Due Date Reminder

Concept plans attached for 420 South.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 11:22 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Good morning Emily – Please see the attached plans as promised. Let me know if you have any questions.

All the best,
Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

HALO | The Power to Break Through

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Friday, January 2, 2026 6:57 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: January HPC Meeting - Material Due Date Reminder

Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.

All the best,
Steve

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From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 2, 2026 4:33:33 PM
Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

Additionally, due to Martin Luther King, Jr. day, the January HPC meeting will **not** occur on Tuesday, the 20th, but on **Wednesday, the 21st**. As we've discussed, a representative of the project is required to be at the meeting for the discussion. The meeting will still begin at 7 pm and occur at City Hall. Additional reminders of that date will be sent closer to the meeting.

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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From: Steve Kuhn
Sent: Tuesday, January 06, 2026 8:20:03 AM
To: Davids, Brian; Byrne, Brian; 'Daniel Marshall'; DeGroot, David
Cc: Buesing, Matthew; Landers, Nate
Subject: Re: 420 South Street concept site plan

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Thank you Brian, I appreciate your openness to meet. With regards to history, my apologies for the misunderstanding, what I meant was I would appreciate the opportunity for me to provide you with more pertinent information that you likely are unaware of on how this need came about. Thank you again for the opportunity to meet. I'm available this Thursday at 1pm...I can meet you at your Public Works office and will bring more detailed plans to help facilitate the discussion.

Thank you,
Steve

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From: Davids, Brian <bdavids@geneva.il.us>
Sent: Tuesday, January 6, 2026 8:00 AM
To: Steve Kuhn <skuhn@innovapfi.com>; Byrne, Brian <bbyrne@geneva.il.us>; 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: RE: 420 South Street concept site plan

Good morning Steve,

We can definitely find a time to meet, but I don't have much interesting to say on the history of this issue. I outlined my reasoning in my original response and confirmed it with my boss before responding.

I could meet Thursday 1-3 or Friday 9-2, either on site, at our office at Public Works (1800 South St), or at City Hall.

Brian Davids

City Engineer

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 7:48 AM
To: Davids, Brian <bdavids@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: Re: 420 South Street concept site plan

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Brian - I would appreciate the opportunity to meet with you in person to provide you with more background and history of how this need came about in hopes you will reconsider your position. Please let me know your availability.

Thank you,
Steve Kuhn
Homeowner
420 South St
Geneva

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From: Davids, Brian <bdavids@geneva.il.us>
Sent: Tuesday, January 6, 2026 7:40:10 AM
To: Byrne, Brian <bbyrne@geneva.il.us>; 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>; Buesing, Matthew <mbuesing@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: RE: 420 South Street concept site plan

Good morning all,

I would not approve a second driveway in this neighborhood. It is not in line with the characteristic of the neighborhood and would negatively impact green space/potential tree locations as well as parking availability in our downtown. I spoke with Asst. Director Nate Landers and he agrees with my decision.

Thanks,

Brian Davids

City Engineer

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Byrne, Brian <bbyrne@geneva.il.us>
Sent: Monday, January 5, 2026 3:49 PM
To: 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>; Davids, Brian <bdavids@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 420 South Street concept site plan

Dan,

Thank you for reaching out. Per 11-11c-3 – B3d, second driveways on minor streets may be permitted – but are subject to the approval of the City Engineer. I've included Brian Davids on this reply and I also sent him your drawing so he can evaluate.

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division

109 James Street, Geneva, IL 60134

Desk: 630.232.0000, 4307

bbyrne@geneva.il.us

[Permits Link](#)

From: Daniel Marshall <dan@marshallarchitects.com>

Sent: Monday, January 5, 2026 10:48 AM

To: DeGroot, David <ddegroot@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>

Cc: Steve Kuhn <skuhn@innovapfi.com>

Subject: 420 South Street concept site plan

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Hi David and Brian,

I hope you are both doing well. I have been working with Steve Kuhn on a design for a new house at 420 South Street. We plan to submit design drawings tomorrow to get a preliminary HPC review. I prepared the attached concept site plan and I wanted to make sure that there is not a problem with having 2 driveway entrances. Steve would like to have a driveway to a porte-cochere and a detached garage.

Dan Marshall

Principal Architect

Office: 630.584.7820

Cell: 630.542.0406



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From: Steve Kuhn
Sent: Tuesday, January 06, 2026 7:48:10 AM
To: Davids, Brian; Byrne, Brian; 'Daniel Marshall'; DeGroot, David
Cc: Buesing, Matthew; Landers, Nate
Subject: Re: 420 South Street concept site plan

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Good morning Brian - I would appreciate the opportunity to meet with you in person to provide you with more background and history of how this need came about in hopes you will reconsider your position. Please let me know your availability.

Thank you,
Steve Kuhn
Homeowner
420 South St
Geneva

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From: Davids, Brian <bdavids@geneva.il.us>
Sent: Tuesday, January 6, 2026 7:40:10 AM
To: Byrne, Brian <bbyrne@geneva.il.us>; 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>; Buesing, Matthew <mbuesing@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: RE: 420 South Street concept site plan

Good morning all,

I would not approve a second driveway in this neighborhood. It is not in line with the characteristic of the neighborhood and would negatively impact green space/potential tree locations as well as parking availability in our downtown. I spoke with Asst. Director Nate Landers and he agrees with my decision.

Thanks,
Brian Davids
City Engineer

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Byrne, Brian <bbyrne@geneva.il.us>
Sent: Monday, January 5, 2026 3:49 PM
To: 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>; Davids, Brian <bdavids@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 420 South Street concept site plan

Dan,
Thank you for reaching out. Per 11-11c-3 – B3d, second driveways on minor streets may be permitted – but are subject to the approval of the City Engineer. I've included Brian Davids on this reply and I also sent him your drawing so he can evaluate.

Brian Byrne
Building Commissioner

City of Geneva, Illinois
Community Development Department, Building Division
109 James Street, Geneva, IL 60134
Desk: [630.232.0000.4307](tel:630.232.0000.4307)
bbyrne@geneva.il.us
[Permits Link](#)

From: Daniel Marshall <dan@marshallarchitects.com>
Sent: Monday, January 5, 2026 10:48 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>
Subject: 420 South Street concept site plan

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Hi David and Brian,
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Dan Marshall
Principal Architect
Office: 630.584.7820
Cell: 630.542.0406



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From: Davids, Brian
Sent: Tuesday, January 06, 2026 7:40:10 AM
To: Byrne, Brian; 'Daniel Marshall'; DeGroot, David
Cc: Steve Kuhn; Buesing, Matthew; Landers, Nate
Subject: RE: 420 South Street concept site plan

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City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
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bdavids@geneva.il.us

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Sent: Monday, January 5, 2026 3:49 PM
To: 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>; Davids, Brian <bdavids@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>
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109 James Street, Geneva, IL 60134
Desk: [630.232.0000, 4307](tel:630.232.0000,4307)
bbyrne@geneva.il.us
[Permits Link](#)

From: Daniel Marshall <dan@marshallarchitects.com>
Sent: Monday, January 5, 2026 10:48 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>
Subject: 420 South Street concept site plan

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Dan Marshall
Principal Architect
Office: 630.584.7820
Cell: 630.542.0406



From: Davids, Brian
Sent: Tuesday, January 06, 2026 7:59:52 AM
To: 'Steve Kuhn'; Byrne, Brian; 'Daniel Marshall'; DeGroot, David
Cc: Buesing, Matthew; Landers, Nate
Subject: RE: 420 South Street concept site plan

Good morning Steve,

We can definitely find a time to meet, but I don't have much interesting to say on the history of this issue. I outlined my reasoning in my original response and confirmed it with my boss before responding.

I could meet Thursday 1-3 or Friday 9-2, either on site, at our office at Public Works (1800 South St), or at City Hall.

Brian Davids

City Engineer

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>

Sent: Tuesday, January 6, 2026 7:48 AM

To: Davids, Brian <bdavids@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>

Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Subject: Re: 420 South Street concept site plan

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Good morning Brian - I would appreciate the opportunity to meet with you in person to provide you with more background and history of how this need came about in hopes you will reconsider your position. Please let me know your availability.

Thank you,
Steve Kuhn
Homeowner
420 South St
Geneva

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From: Davids, Brian <bdavids@geneva.il.us>

Sent: Tuesday, January 6, 2026 7:40:10 AM

To: Byrne, Brian <bbyrne@geneva.il.us>; 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>

Cc: Steve Kuhn <skuhn@innovapfi.com>; Buesing, Matthew <mbuesing@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

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1800 South Street, Geneva, IL 60134

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To: 'Daniel Marshall' <dan@marshallarchitects.com>; DeGroot, David <ddegroot@geneva.il.us>

Cc: Steve Kuhn <skuhn@innovapfi.com>; Davids, Brian <bdavids@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>

Subject: RE: 420 South Street concept site plan

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Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134

Desk: [630.232.0000.4307](tel:630.232.0000.4307)
bbyrne@geneva.il.us

[Permits Link](#)

From: Daniel Marshall <dan@marshallarchitects.com>

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To: DeGroot, David <ddegroot@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>

Cc: Steve Kuhn <skuhn@innovapfi.com>

Subject: 420 South Street concept site plan

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Dan Marshall
Principal Architect
Office: 630.584.7820
Cell: 630.542.0406



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Please do not print this email unless it is absolutely necessary.

From: Daniel Marshall
Sent: Monday, January 05, 2026 10:47:37 AM
To: DeGroot, David; Byrne, Brian
Cc: Steve Kuhn
Subject: 420 South Street concept site plan

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

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Dan Marshall
Principal Architect
Office: 630.584.7820
Cell: 630.542.0406



From: Stood, Emily
Sent: Thursday, December 18, 2025 10:40:55 AM
To: 'TJ Bollinger'
Cc: Byrne, Brian
Subject: RE: 501 South Street Garage

TJ,

Sounds good, we will keep an eye out for your message.

In future, my recommendation is that if you think reconstruction at this scale might be necessary, you mention it when you apply for the initial permit. That way, Staff and the Commission can work with you to get any preliminary approvals you might need ahead of time, instead of having to pause partway through the process. That way you would have the option to go further if you needed to, but wouldn't be required to do the full work if you didn't end up needing to. This is what many of the other contractors in the area do, and it works well for them, keeping properties in the district from ending up in this situation.

Our goal is always to be as efficient as possible, and one of the easiest ways to help that is to communicate early and often, especially in historic districts, as I'm sure you've experienced in your work. By encouraging that communication, and holding everyone to the same standard, we find that everyone expects the same system, which is a big part of our strategy in making the process applicant-friendly.

That said, we're always looking to improve the process, and appreciate comments from all applicants.

Thank you for the update on the lumber!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Wednesday, December 17, 2025 3:36 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily,

I need to meet with Chad and determine a direction. Which will likely be to push off any work until after permit approval, of which we don't even know we need, and time and money neither of us will get back if we don't need it.

It begs the question, what would the HPC have done if I opened this roof and then discovered that more work was needed? Force me to stop work with an exposed rafter system, causing a public safety issue and potentially more damage to an already old structure?

Surely there has to be a better and more efficient way on your end to handle situations like this. You are prestigious Geneva. It's an honor to work in your town. I hope that moving forward you as a committee figure out how to make your process more homeowner and contractor friendly. I can't say you have the best reputation in the industry. Driving away good contractors does nothing to help restore and keep historic Geneva alive and beautiful.

Just some unsolicited thoughts. I respect you enough to share them. Talk soon.

TJB

Sent from my iPhone

On Dec 17, 2025, at 3:26?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
TJ,

Yes, normal permit review would include an HPC meeting. Like I said on the phone, admin approval is typically not approved in this case due to the extent of work, and during our meeting today our team agreed that we would not be able to make exceptions. In any case, permit documents should be submitted before work is done.

As long as all materials are prepared, it is typical that only one HPC meeting would be required. This case is different from the siding case you experienced earlier because there will be no price comparisons or material differences in any replacements, which should aid efficiency in the Commission's decision-making.

I CC'ed Brian on this email again just to keep him in the loop.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Wednesday, December 17, 2025 3:03 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily,

The wood will be moved tomorrow.

Does "undergo normal permit review" include waiting for a meeting in January? If so, this is about the worst case scenario compared to what we discussed yesterday.

As far as I know, the jack was put up because when my initial crew was not confident doing the work, Chad wanted to be extra cautious about an unknown.

There are exposed rafters from the inside. We did try to determine the required work the first time we were there. But there was no conclusion, which is why we felt it best to make that determination by doing a complete tear off and pulling up the decking. If I could've made that conclusion from the inside, I would've already applied for the necessary permit.

I can have all of these materials ready for you. But how am I to proceed if we tear it off and notice that it is above and beyond normal permit purview? We then have to wait for a meeting? Of which you know there is no guarantee of approval, as most contractors have to go through several meetings to get approval through the HPC. What does that also do for public safety, leaving an exposed roof with materials through winter and regarding Julie and her parallel driveway?

Can this be handled like we discussed on the phone? Where I have those permit materials prepared, we go and do the tear off, and if it is deemed beyond replacing a few boards we can continue with the work and I can submit the materials to you at the same time? Because with all due respect, it seems egregiously bureaucratic and unproductive to halt work and potentially carry this through the dead of winter, with an open and exposed roof, with no gutters, and Julie pulling her car in and out and walking that driveway with her daughter, Jeanie...just to go through a round of meetings to restore a garage (which is an addition) back to original shape and structure.

If calling is easier, I'm available. But please advise as soon as possible. Thank you, Emily.

TJ Bollinger

Sent from my iPhone

On Dec 17, 2025, at 2:07?PM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hi TJ,

We got together this morning to discuss the details of your case, and I did confirm that if the project goes beyond normal maintenance and repair, *you will need to undergo normal permit review including the HPC review.*

If you're able to estimate work from the interior of the garage, this may be able to better inform whether or not this work goes beyond normal maintenance and repair. I don't know the exact details, but Chad did let us know that there is a jack holding some things up inside the garage, which leads me to assume that the framing is at least partially exposed, as is pretty typical in historic garages. Hopefully this strategy would help you calculate timing for yourself and your team.

In order to streamline things for everyone involved, I included a bullet pointed list of additional materials which would be required for a new permit if the work does end up going beyond normal maintenance and repair. Feel free to reach out to myself or the Building Department on these permit requirements; Brian Byrne, our Building Commissioner, is CC'ed on this email so he's in the loop. Of course we already have the information on the shingles from your reroofing permit, so there's no need to resend that information. I know you like to plan ahead, so my recommendation is to get materials together earlier rather than later if you think there is any chance the work could go beyond normal maintenance and repair after taking a look inside the garage. That way Staff can work with you to make any necessary adjustments to minimize time spent in HPC meetings.

1. Normal drawing set for roof construction, including section and plan drawings
2. Documentation of damaged elements (typically labeling photos on a Word document or pdf is easiest for applicants)
3. Written scope of work, including that details like pitch, height, etc would be replaced like for like

Finally, just to keep you updated, I did let our Code Compliance Officer know that you plan to move that lumber out of sight, so that should hopefully take the temperature down for everyone a little.

Like I said, feel free to reach out to myself or Brian with any questions. If you have anything that might involve both of us, you can always just reply all to this email and we'll both be able to see it and help you out! Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

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Sent: Wednesday, December 17, 2025 3:26:07 PM
To: 'TJ Bollinger'
Cc: Byrne, Brian
Subject: RE: 501 South Street Garage

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Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000_4310
estood@geneva.il.us

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estood@geneva.il.us

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Sent: Wednesday, December 17, 2025 2:07:27 PM
To: 'TJ Bollinger'
Cc: Byrne, Brian
Subject: 501 South Street Garage

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Like I said, feel free to reach out to myself or Brian with any questions. If you have anything that might involve both of us, you can always just reply all to this email and we'll both be able to see it and help you out! Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Friday, December 19, 2025 10:00:17 AM
To: 'TJ Bollinger'
Cc: Byrne, Brian
Subject: RE: 501 South Street Garage

TJ,

These drawings are a great start. I especially appreciate being able to compare the existing and the proposed structure. I copied Brian Byrne on this email again, as the Building Department will also be reviewing the structure as normal. I believe he will also need to see a plan of the roof, on top of the sections you've sent.

The HPC will also want to see photos of existing conditions in the roof. I would recommend overall photos from the outside and inside, so they can see the sag of the roof, as well as any detail photos of damage you're able to see on the interior at this point. They don't need to see the receipt – as this is a wood for wood exchange, material is less of a concern than a change in siding material, for example.

I would recommend filling out a new set of permit forms, as this will go beyond the extent of your existing permit, and a written scope would be useful to all reviewers. I attached those forms to this email for your convenience.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Thursday, December 18, 2025 2:35 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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I'm looking forward to reading through all this when I have a moment. In the meantime, I just want to get these drawings over to you to ask if they are sufficient for what you're looking for. We have decided that we are just going to pursue the full permit. So I want to be prepared by January 6 when the materials are due. I also have a list of construction materials in the form of a receipt. Is that sufficient?

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CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sent from my iPhone

On Dec 18, 2025, at 10:40?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
TJ,

Sounds good, we will keep an eye out for your message.

In future, my recommendation is that if you think reconstruction at this scale might be necessary, you mention it when you apply for the initial permit. That way, Staff and the Commission can work with you to get any preliminary approvals you might need ahead of time, instead of having to pause partway through the process. That way you would have the option to go further if you needed to, but wouldn't be required to do the full work if you didn't end up needing to. This is what many of the other contractors in the area do, and it works well for them, keeping properties in the district from ending up in this situation.

Our goal is always to be as efficient as possible, and one of the easiest ways to help that is to communicate early and often, especially in historic districts, as I'm sure you've experienced in your work. By encouraging that communication, and holding everyone to the same standard, we find that everyone expects the same system, which is a big part of our strategy in making the process applicant-friendly.

That said, we're always looking to improve the process, and appreciate comments from all applicants.

Thank you for the update on the lumber!

Emily Stood

Preservation Planner

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Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Wednesday, December 17, 2025 3:36 PM

To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily,

I need to meet with Chad and determine a direction. Which will likely be to push off any work until after permit approval, of which we don't even know we need, and time and money neither of us will get back if we don't need it.

It begs the question, what would the HPC have done if I opened this roof and then discovered that more work was needed? Force me to stop work with an exposed rafter system, causing a public safety issue and potentially more damage to an already old structure?

Surely there has to be a better and more efficient way on your end to handle situations like this. You are prestigious Geneva. It's an honor to work in your town. I hope that moving forward you as a committee figure out how to make your process more homeowner and contractor friendly. I can't say you have the best reputation in the industry. Driving away good contractors does nothing to help restore and keep historic Geneva alive and beautiful.

Just some unsolicited thoughts. I respect you enough to share them. Talk soon.

TJB

Sent from my iPhone

On Dec 17, 2025, at 3:26?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
TJ,

Yes, normal permit review would include an HPC meeting. Like I said on the phone, admin approval is typically not approved in this case due to the extent of work, and during our meeting today our team agreed that we would not be able to make exceptions. In any case, permit documents should be submitted before work is done.

As long as all materials are prepared, it is typical that only one HPC meeting would be required. This case is different from the siding case you experienced earlier because there will be no price comparisons or material differences in any replacements, which should aid efficiency in the Commission's decision-making.

I CC'ed Brian on this email again just to keep him in the loop.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

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Sent: Wednesday, December 17, 2025 3:03 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily,

The wood will be moved tomorrow.

Does "undergo normal permit review" include waiting for a meeting in January? If so, this is about the worst case scenario compared to what we discussed yesterday.

As far as I know, the jack was put up because when my initial crew was not confident doing the work, Chad wanted to be extra cautious about an unknown.

There are exposed rafters from the inside. We did try to determine the required work the first time we were there. But there was no conclusion, which is why we felt it best to make that determination by doing a complete tear off and pulling up the decking. If I could've made that conclusion from the inside, I would've already applied for the necessary permit.

I can have all of these materials ready for you. But how am I to proceed if we tear it off and notice that it is above and beyond normal permit purview? We then have to wait for a meeting? Of which you know there is no guarantee of approval, as most contractors have to go through several meetings to get approval through the HPC. What does that also do for public safety, leaving an exposed roof with materials through winter and regarding Julie and her parallel driveway?

Can this be handled like we discussed on the phone? Where I have those permit materials prepared, we go and do the tear off, and if it is deemed beyond replacing a few boards we can continue with the work and I can submit the materials to you at the same time? Because with all due respect, it seems egregiously bureaucratic and unproductive to halt work and potentially carry this through the dead of winter, with an open and exposed roof, with no gutters, and Julie pulling her car in and out and walking that driveway with her daughter, Jeanie...just to go through a round of meetings to restore a garage (which is an addition) back to original shape and structure.

If calling is easier, I'm available. But please advise as soon as possible. Thank you, Emily.

TJ Bollinger

Sent from my iPhone

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Hi TJ,

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If you're able to estimate work from the interior of the garage, this may be able to better inform whether or not this work goes beyond normal maintenance and repair. I don't know the exact details, but Chad did let us know that there is a jack holding some things up inside the garage, which leads me to assume that the framing is at least partially exposed, as is pretty typical in historic garages. Hopefully this strategy would help you calculate timing for yourself and your team.

In order to streamline things for everyone involved, I included a bullet pointed list of additional materials which would be required for a new permit if the work does end up going beyond normal maintenance and repair. Feel free to reach out to myself or the Building Department on these permit requirements; Brian Byrne, our Building Commissioner, is CC'ed on this email so he's in the loop. Of course we already have the information on the shingles from your reroofing permit, so there's no need to resend that information. I know you like to plan ahead, so my recommendation is to get materials together earlier rather than later if you think there is any chance the work could go beyond normal maintenance and repair after taking a look inside the garage. That way Staff can work with you to make any necessary adjustments to minimize time spent in HPC meetings.

1. Normal drawing set for roof construction, including section and plan drawings
2. Documentation of damaged elements (typically labeling photos on a Word document or pdf is easiest for applicants)
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Finally, just to keep you updated, I did let our Code Compliance Officer know that you plan to move that lumber out of sight, so that should hopefully take the temperature down for everyone a little.

Like I said, feel free to reach out to myself or Brian with any questions. If you have anything that might involve both of us, you can always just reply all to this email and we'll both be able to see it and help you out! Thank you,

Emily Stood

Preservation Planner

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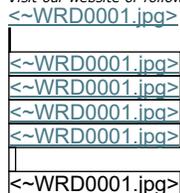


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From: Stood, Emily
Sent: Thursday, December 18, 2025 2:42:00 PM
To: Byrne, Brian
Subject: FW: 501 South Street Garage

Update on the garage case.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Thursday, December 18, 2025 2:35 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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I'm looking forward to reading through all this when I have a moment. In the meantime, I just want to get these drawings over to you to ask if they are sufficient for what you're looking for. We have decided that we are just going to pursue the full permit. So I want to be prepared by January 6 when the materials are due. I also have a list of construction materials in the form of a receipt. Is that sufficient?

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Sent from my iPhone

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TJ,

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In future, my recommendation is that if you think reconstruction at this scale might be necessary, you mention it when you apply for the initial permit. That way, Staff and the Commission can work with you to get any preliminary approvals you might need ahead of time, instead of having to pause partway through the process. That way you would have the option to go further if you needed to, but wouldn't be required to do the full work if you didn't end up needing to. This is what many of the other contractors in the area do, and it works well for them, keeping properties in the district from ending up in this situation.

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That said, we're always looking to improve the process, and appreciate comments from all applicants.

Thank you for the update on the lumber!

Emily Stood

Preservation Planner

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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Emily,

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Preservation Planner

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Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
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To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily Stood
Preservation Planner

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estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Chad Porter
Sent: Tuesday, December 16, 2025 12:08:46 PM
To: Stood, Emily
Cc: Byrne, Brian
Subject: Re: Roof

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

A drawing was forwarded to Brian. I have not heard back. I told TJ to call whoever he dealt with on my neighbors house. I think the plan is to stabilize the roof as they currently have a jack under a 4x4 holding the peak up. And I'd like gutters sooner than later. No one told me that discovery would result in a 2 month halt mid-winter or I wouldn't have kicked this off.

Please provide how you'd like the side porch stabilized in the interim. If it's violating code from your last email, I don't see it being okay that way until when they finish it next spring. I originally ordered materials for it right after the in-person meeting I had with Brian and Jackie last year and was told it would be administratively approved, similar to the front steps. Those materials are now likely no good (my fault I should have stored them, busy busy). So I'm not doing anything until it's approved, above 60 and scheduled.

Please provide TJ guidance going forward. This is my last work week before shutdown and I have a lot going on. And I'll have to find someone to talk to the HPC on 501 South Streets behalf..

Chad

> On Dec 16, 2025, at 11:30?AM, Stood, Emily wrote:

>
> ?Chad,
>
> I apologize for not getting back to you sooner; the HPC meeting tonight has taken up a lot of my time.

>
> To be clear, Brian did not tell you that you can't fix your roof, just that it has not been approved under your existing permit. The work outside the pre-existing permit goes beyond normal repair and maintenance, so we just need to see the same permit materials we would request from anyone doing the work, whether the property is in the district or not. Drawings the Building Department typically needs to see would include a plan and section of the structure of the reconstructed roof, not just the exterior shell. I attached some images that I just pulled from the internet which might be good visual examples for that. These don't line up exactly with what's going on in your garage but I know it can be helpful to see images instead of written descriptions. I CC'ed him on this email so he's up to date and can keep you apprised of what the Building Department would be looking for.

>
> My recommendation is that you aim to get these materials together by January so that you can come forward with this along with the ongoing porch permit. That will minimize your need for HPC meetings and keep both projects in motion. Since TJ is working on the roof, you also have to option of speaking to him as your contractor to get those drawings needed for a roof reconstruction and attend the HPC meeting as your representative. The concern of the HPC in this case would be confirming that any changes would be structurally sound and visually the same, while retaining as much historic material as possible.

>
> Thank you,
>
> Emily Stood
> Preservation Planner

> -----Original Message-----

> From: Chad Porter
> Sent: Friday, December 12, 2025 10:30 AM
> To: Stood, Emily
> Subject: Roof

> *****
> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.
> *****

> Emily-
>
> Brian told me that I can't fix my roof yesterday. The materials will be no good in 30-60 days sitting outside. That's 2600 dollars. I basically give up regarding the HPC and feel people should be give more obvious disclosures regarding this nutty process prior to purchasing a home in the district. I need administrative approval to proceed fixing the roof like-for-like or I'm not sure how to proceed. I can't start and then stop as it's winter and the materials were already purchased and are sitting outside. Please let me know how to proceed. I'm not making a drawing more complex than a simple pencil drawing showing the pitch and the hip on front.

>
> The other option is to leave the structure as is. If you want me to see the committee I'll go that option. I'm not standing in front of those people again. Sorry.

>
> Chad
>
> The City of Geneva, Illinois Since 1835

>
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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this
email unless it is absolutely necessary.

>

>

From: Chad Porter
Sent: Monday, December 15, 2025 10:44:05 AM
To: Byrne, Brian
Subject: Re: Please call me when you can. 630-715-6944

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please give me a ring when your schedule allows. I need to probed guidance to the framers for this work week. Thanks. 630-715-6944

Chad

On Dec 14, 2025, at 10:18?AM, Chad Porter <chad.porter@gmail.com> wrote:

?
For the building departments use.

Old garage

<Old diagram.pdf>

New garage

<cid:f_mj5vmbll0.pdf>

Exterior like-for-like. Just brings the interior rafters to code and make the structure safe as it's about to fall over with all the snow recently. Best I can do. Hope it's acceptable. The weather is agreeable this week.

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From Ordinance No. 82-11 (Original Historic Preservation Ordinance)

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Chad

On Dec 11, 2025, at 7:20?PM, Chad Porter <chad.porter@gmail.com> wrote:

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Chad

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On Dec 11, 2025, at 5:22?PM, Byrne, Brian <bbyrne@geneva.il.us> wrote:

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I included Emily here to so she is in the loop.

Thanks

Sent from my iPhone

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?*****

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Chad

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[https://thor.geneva.il.us/images/GreenTree.png] Please do not print this email unless it is absolutely necessary.

From: Chad Porter
Sent: Thursday, December 11, 2025 7:20:13 PM
To: Byrne, Brian
Subject: Re: Please call me when you can. 630-715-6944

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From: Chad Porter
Sent: Thursday, December 11, 2025 7:13:02 PM
To: Byrne, Brian
Subject: Re: Please call me when you can. 630-715-6944

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From: Stood, Emily
Sent: Tuesday, December 16, 2025 11:30:06 AM
To: 'Chad Porter'
Cc: Byrne, Brian
Subject: RE: Roof

Chad,

I apologize for not getting back to you sooner; the HPC meeting tonight has taken up a lot of my time.

To be clear, Brian did not tell you that you can't fix your roof, just that it has not been approved under your existing permit. The work outside the pre-existing permit goes beyond normal repair and maintenance, so we just need to see the same permit materials we would request from anyone doing the work, whether the property is in the district or not. Drawings the Building Department typically needs to see would include a plan and section of the structure of the reconstructed roof, not just the exterior shell. I attached some images that I just pulled from the internet which might be good visual examples for that. These don't line up exactly with what's going on in your garage but I know it can be helpful to see images instead of written descriptions. I CC'ed him on this email so he's up to date and can keep you apprised of what the Building Department would be looking for.

My recommendation is that you aim to get these materials together by January so that you can come forward with this along with the ongoing porch permit. That will minimize your need for HPC meetings and keep both projects in motion. Since TJ is working on the roof, you also have to option of speaking to him as your contractor to get those drawings needed for a roof reconstruction and attend the HPC meeting as your representative. The concern of the HPC in this case would be confirming that any changes would be structurally sound and visually the same, while retaining as much historic material as possible.

Thank you,

Emily Stood
Preservation Planner

-----Original Message-----

From: Chad Porter
Sent: Friday, December 12, 2025 10:30 AM
To: Stood, Emily
Subject: Roof

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Emily-

Brian told me that I can't fix my roof yesterday. The materials will be no good in 30-60 days sitting outside. That's 2600 dollars. I basically give up regarding the HPC and feel people should be give more obvious disclosures regarding this nutty process prior to purchasing a home in the district. I need administrative approval to proceed fixing the roof like-for-like or I'm not sure how to proceed. I can't start and then stop as It's winter and the materials were already purchased and are sitting outside. Please let me know how to proceed. I'm not making a drawing more complex than a simple pencil drawing showing the pitch and the hip on front.

The other option is to leave the structure as is. If you want me to see the committee I'll go that option. I'm not standing in front of those people again. Sorry.

Chad

From: Chad Porter
Sent: Sunday, December 14, 2025 10:17:54 AM
To: Byrne, Brian
Subject: Re: Please call me when you can. 630-715-6944

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For the building departments use??

Old garage??

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New garage??

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Seeing that garage currently has 6-7 broken rafters that I can see, and the north wall is being pushed out 6-8 inches and I have a 4x4 post currently propping the center of the garage holding the peak (recent development with all the snow, better safe than sorry) is this not a public safety issue as well? Emily had brought up public safety regarding the side porch, but honestly this is more so a real issue. I did some reading. See below. Just a thought. Go bears.

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Chad

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[<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: Chad Porter
Sent: Thursday, December 11, 2025 7:01:59 PM
To: Byrne, Brian
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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: Chad Porter
Sent: Thursday, December 11, 2025 10:36:41 AM
To: Stood, Emily
Cc: Ramos, Olivia; Byrne, Brian
Subject: Re: 501 South Street Follow Up

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Hi Emily-

I told TJ to reach out to Brian just now over text. He knows more than me. It's a weather game at this point. If you want us to remove the dumpster I can, just ask. But I'll need another one when they do the garage. Let me know. I'm fine with either, I just don't want to cause a delay if we get a few warm days.

And I'll have your drawings soon. Maybe over the weekend. Then on the 19th I'll be out of town with family for a week, maybe two. Let's see how much snow is here when we get back.

Chad

On Dec 11, 2025, at 10:08?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hi Chad,

Thank you for the response. Happy to keep in contact as you work on getting those drawings together and answer any questions you have. Like I said, the goal at this point is to see those drawings by January so we can get your permit in progress for the spring. It sounds like you have a model drawn, so you may be able to set the views to each side and just send along images of those for a good start.

In the meantime, is there any availability over the next few weeks for me to stop by and get those photographs of existing materials? Happy to work with you on figuring out a time for that as well.

We understand the weather issue on the dumpster. Since you're the property owner, at the end of the day you would be responsible for the dumpster restrictions, which is why I wanted to make sure you were aware of it as well. It is the responsibility of the homeowner or the contractor that pulled the permit to schedule inspections and keep the Building Department updated as needed on any changes made to work proposed in a permit.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Chad Porter <chad.porter@gmail.com>
Sent: Wednesday, December 10, 2025 1:16 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Ramos, Olivia <oramos@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Subject: Re: 501 South Street Follow Up

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Hi Emily-

Please talk with TJ regarding any of the roof. I'd also love to not have a dumpster in my driveway. I'm assuming he didn't expect three snows in a row. I'm looking forward to being able to have my car put inside :) I think they're waiting for 2-3 days of above freezing. I'm also waiting on gutters.

Regarding the side porch, I'll have your drawing soon. In the meantime I'll see if the guy who's giving the stamp will also attest to the current sturdiness to relive any short term concerns. I'll let you know what he says.

Thanks for the additional info!
Chad

On Dec 10, 2025, at 12:42?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Chad,

Just a follow up to our call yesterday morning, including continuing the review work on the side porch and your other questions. This email is going to be a long one, so feel free to respond with any questions for myself or other staff. Olivia, our Code Compliance Officer, is out of office today, so if you do have questions for her, I would recommend an email response so she can see it when she gets back tomorrow.

Our focus right now needs to be on getting the plans for the side porch created and moved through the HPC Review. Our Code Compliance Officer spent some more time looking at the case over the past few days, and she is concerned about several possible violations. Since we do not yet have confirmation of structural stability from a design professional, most of these are focused around the safety of the property, and I have listed a few that she is concerned about below. **At this point, the goal of the City would be to**

have drawings for review by the January meeting. Due to the code concerns, failure to progress on this project may force the issuance of a summons to appear before the hearing officer for local adjudication.

2021 IPMC Chapter 1 Section 111.1.1 Unsafe structures

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure but not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

City Code Title 5-1-3

It shall be unlawful to permit any building, structure or place to remain in such a condition as to be dangerous to the public health in any way. Any such structure, building or place is hereby declared to be a nuisance (Dangerous Premises) (1975 Code § 17-3)

Those materials are officially due on **January 6**, but I would strongly recommend aiming to get them to me as early as possible so I can work with you on making sure you have everything you need. As I've also said, it would be very useful to your application if I could also take photos of the materials you still have on site, and I'm not afraid of getting through the snow to get them! If you have any time to meet on site, please let me know, and we can work something out for a visit.

She also wanted to make sure you and TJ both know that there is a 30 day time restriction on the dumpster, as described below. You have some time there but we did want to give you a heads up.

Title 10-3-3 (Dumpster time restriction)

Temporary storage / Disposal Unit is hereby defined as: A unit that is designed for the storage or disposal of household goods or materials. When these units are located in any yard on any residential property located within the city there is a maximum time period not to exceed thirty (30) days.

Our ultimate goal is to work with you to get the porch permitted for rebuilding. Progress on this front would relieve some of the code compliance concerns and will also be better for your historic property in the long run.

I have also included responses to your other questions below.

1. Like I said, the city does not keep a list of salvage companies, but Landmarks Illinois actually does, which [you can access here](#). It looks like several of them are in the area and some may be able to do pickups so you don't have to use your car. It might be an idea to consider Facebook Marketplace as well, where you could also arrange pickups.
2. Since the shutters were not originally on the house and are exempt from review, you should be fine with whichever replacement you prefer. They were likely added in the mid-1900s, when shutters were used for decoration instead of function, which is why they don't cover the entire window.
3. Since the railing is already in, my recommendation would just be to paint it in either the same color or a complimentary one for now. If you decide down the line to change it, the Commission will be more involved in the selection process, but for now it would be acceptable to leave it as is. I believe the members of the Commission agree with the City that at this point, the side porch is the priority and the front rail is acceptable for the current needs.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4310
estood@geneva.il.us

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To: Stood, Emily
Cc: Ramos, Olivia; Byrne, Brian
Subject: Re: 501 South Street Follow Up

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Our focus right now needs to be on getting the plans for the side porch created and moved through the HPC Review. Our Code Compliance Officer spent some more time looking at the case over the past few days, and she is concerned about several possible violations. Since we do not yet have confirmation of structural stability from a design professional, most of these are focused around the safety of the property, and I have listed a few that she is concerned about below. **At this point, the goal of the City would be to have drawings for review by the January meeting.** Due to the code concerns, failure to progress on this project may force the issuance of a summons to appear before the hearing officer for local adjudication.

2021 IPMC Chapter 1 Section 111.1.1 Unsafe structures

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure but not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

City Code Title 5-1-3

It shall be unlawful to permit any building, structure or place to remain in such a condition as to be dangerous to the public health in any way. Any such structure, building or place is hereby declared to be a nuisance (Dangerous Premises) (1975 Code § 17-3)

Those materials are officially due on **January 6**, but I would strongly recommend aiming to get them to me as early as possible so I can work with you on making sure you have everything you need. As I've also said, it would be very useful to your application if I could also take photos of the materials you still have on site, and I'm not afraid of getting through the snow to get them! If you have any time to meet on site, please let me know, and we can work something out for a visit.

She also wanted to make sure you and TJ both know that there is a 30 day time restriction on the dumpster, as described below. You have some time there but we did want to give you a heads up.

Title 10-3-3 (Dumpster time restriction)

Temporary storage / Disposal Unit is hereby defined as: A unit that is designed for the storage or disposal of household goods or materials. When these units are located in any yard on any residential property located within the city there is a maximum time period not to exceed thirty (30) days.

Our ultimate goal is to work with you to get the porch permitted for rebuilding. Progress on this front would relieve some of the code compliance concerns and will also be better for your historic property in the long run.

I have also included responses to your other questions below.

1. Like I said, the city does not keep a list of salvage companies, but Landmarks Illinois actually does, which [you can access here](#). It looks like several of them are in the area and some may be able to do pickups so you don't have to use your car. It might be an idea to consider Facebook Marketplace as well, where you could also arrange pickups.
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3. Since the railing is already in, my recommendation would just be to paint it in either the same color or a complimentary one for now. If you decide down the line to change it, the Commission will be more involved in the selection process, but for now it would be acceptable to leave it as is. I believe the members of the Commission agree with the City that at this point, the side porch is the priority and the front rail is acceptable for the current needs.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: Stood, Emily
Sent: Thursday, December 11, 2025 10:08:00 AM
To: 'Chad Porter'
Cc: Ramos, Olivia; Byrne, Brian
Subject: RE: 501 South Street Follow Up

Hi Chad,

Thank you for the response. Happy to keep in contact as you work on getting those drawings together and answer any questions you have. Like I said, the goal at this point is to see those drawings by January so we can get your permit in progress for the spring. It sounds like you have a model drawn, so you may be able to set the views to each side and just send along images of those for a good start.

In the meantime, is there any availability over the next few weeks for me to stop by and get those photographs of existing materials? Happy to work with you on figuring out a time for that as well.

We understand the weather issue on the dumpster. Since you're the property owner, at the end of the day you would be responsible for the dumpster restrictions, which is why I wanted to make sure you were aware of it as well. It is the responsibility of the homeowner or the contractor that pulled the permit to schedule inspections and keep the Building Department updated as needed on any changes made to work proposed in a permit.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Chad Porter <chad.porter@gmail.com>
Sent: Wednesday, December 10, 2025 1:16 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Ramos, Olivia <oramos@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Subject: Re: 501 South Street Follow Up

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Hi Emily-

Please talk with TJ regarding any of the roof. I'd also love to not have a dumpster in my driveway. I'm assuming he didn't expect three snows in a row. I'm looking forward to being able to have my car put inside :) I think they're waiting for 2-3 days of above freezing. I'm also waiting on gutters.

Regarding the side porch, I'll have your drawing soon. In the meantime I'll see if the guy who's giving the stamp will also attest to the current sturdiness to relieve any short term concerns. I'll let you know what he says.

Thanks for the additional info!
Chad

On Dec 10, 2025, at 12:42?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Chad,

Just a follow up to our call yesterday morning, including continuing the review work on the side porch and your other questions. This email is going to be a long one, so feel free to respond with any questions for myself or other staff. Olivia, our Code Compliance Officer, is out of office today, so if you do have questions for her, I would recommend an email response so she can see it when she gets back tomorrow.

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Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
 Community Development Department
 22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Wednesday, December 10, 2025 12:42:48 PM
To: 'Chad Porter'
Cc: Ramos, Olivia; Byrne, Brian
Subject: 501 South Street Follow Up

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Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Jamie Hendon
Sent: Wednesday, December 03, 2025 3:45:28 PM
To: pdf
Subject: Permit Request For 301 Hamilton St

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Please find the attached permit application for Ron Fabbi 301 Hamilton St, Geneva, IL, 60134. Please let me know if you need anything else.

Thank you,

Jamie Hendon
American Restoration Group

708.453.7663

Jamie@aroofingpro.com

[AmericanRestoration.Group](#)

1901 N Roselle Road Suite 800
Schaumburg, IL 60195

[Google Review](#)

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From: Brian Habinka
Sent: Thursday, December 04, 2025 9:36:18 AM
To: pdf
Subject: [THIS EMAIL MAY BE SPAM] permit application for window replacement at 2847 Caldwell

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Please see attached



BRIAN HABINKA
Project Manager

(630) 323-6398
brian@nextdoorandwindow.com
www.nextdoorandwindow.com

[f](#) [in](#) [t](#) [ig](#)

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From: Byrne, Brian
Sent: Monday, January 05, 2026 3:49:18 PM
To: 'Daniel Marshall'; DeGroot, David
Cc: Steve Kuhn; Davids, Brian; Buesing, Matthew
Subject: RE: 420 South Street concept site plan

Dan,

Thank you for reaching out. Per 11-11c-3 – B3d, second driveways on minor streets may be permitted – but are subject to the approval of the City Engineer. I've included Brian Davids on this reply and I also sent him your drawing so he can evaluate.

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division

109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4307](tel:630.232.4307)

bbyrne@geneva.il.us

[Permits Link](#)

From: Daniel Marshall <dan@marshallarchitects.com>
Sent: Monday, January 5, 2026 10:48 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>
Subject: 420 South Street concept site plan

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Hi David and Brian,

I hope you are both doing well. I have been working with Steve Kuhn on a design for a new house at 420 South Street. We plan to submit design drawings tomorrow to get a preliminary HPC review. I prepared the attached concept site plan and I wanted to make sure that there is a not a problem with having 2 driveway entrances. Steve would like to have a driveway to a porte-cochere and a detached garage.

Dan Marshall
Principal Architect
Office: 630.584.7820
Cell: 630.542.0406



From: Byrne, Brian
Sent: Monday, December 15, 2025 9:33:33 AM
To: Stood, Emily
Subject: FW: Please call me when you can. 630-715-6944

Emily,
This is the email that I sent Chad regarding 501 South St. and forgot to add you to the email.

Thanks

Brian Byrne
Building Commissioner

-----Original Message-----

From: Byrne, Brian
Sent: Thursday, December 11, 2025 5:22 PM
To: Chad Porter
Subject: Re: Please call me when you can. 630-715-6944

Hi Chad,
I apologize for not updating you after lunch today.
I did speak with Emily and we both thought that it would be best if TJ could provide us with a drawing for his proposed work on the garage especially if he was replacing the complete roof rafter system.
If it does end up that the roof is removed to the walls it may need to be looked at by HPC at the January meeting, but please have TJ send us drawings of his proposal.
I included Emily here to so she is in the loop.

Thanks

Sent from my iPhone

> On Dec 11, 2025, at 2:04 PM, Chad Porter wrote:

>
> *****
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> *****
>
>
>
>
> Chad
>

From: Byrne, Brian
Sent: Monday, January 05, 2026 3:27:28 PM
To: Davids, Brian
Subject: FW: 420 South Street concept site plan

FYI

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4307](tel:630.232.4307)

bbyrne@geneva.il.us

[Permits Link](#)

From: Daniel Marshall <dan@marshallarchitects.com>
Sent: Monday, January 5, 2026 10:48 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Steve Kuhn <skuhn@innovapfi.com>
Subject: 420 South Street concept site plan

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Dan Marshall
Principal Architect
Office: 630.584.7820
Cell: 630.542.0406



From: Byrne, Brian
Sent: Thursday, December 11, 2025 5:22:11 PM
To: Chad Porter
Subject: Re: Please call me when you can. 630-715-6944

Hi Chad,
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> *****

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>

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> Chad

>

From: Landers, Nate
Sent: Wednesday, December 03, 2025 11:56:04 AM
To: Voigt, Alex
Cc: Babica, Rich; Davids, Brian
Subject: Legal Review request

Good morning Alex,

Attached is a request for legal review of proposed language to the City Code prohibiting a left turn from Kaneville Road into Pepper Valley Plaza.

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)
nlanders@geneva.il.us

From: Davids, Brian
Sent: Thursday, January 08, 2026 8:12:09 AM
To: Landers, Nate
Subject: Fw: 420 South Street concept site plan

Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501

bdavids@geneva.il.us

[Apply here for a ROW Permit](#)

From: Byrne, Brian <bbyrne@geneva.il.us>
Sent: Monday, January 5, 2026 3:27:28 PM
To: Davids, Brian <bdavids@geneva.il.us>
Subject: FW: 420 South Street concept site plan

FYI

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4307](tel:630.232.4307)

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[Permits Link](#)

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Dan Marshall
Principal Architect
Office: 630.584.7820
Cell: 630.542.0406



From: Denise Ward
Sent: Monday, January 12, 2026 9:21:06 PM
To: Kosirog, Brad
Subject: Your vote on the demolition at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I'm writing to thank you for your reasoned, accurate comments and vote on the question to reverse the HPC decision to reject Shodeen's demolition request. I'm SO SO SO SO SO disappointed that the HPC decision was upheld.

I've lived on the east side for 33 years. The Mill Race Inn was a favorite, particularly the Gazebo, the Mill Grill (especially the steak sandwich), and the Duck Inn. Every Mother's Day once my children were old enough to be left alone in the morning, I walked there and ordered one bloody mary, sat on the deck chairs, watched the ducks, and pretended I was on my own deck. It was always a lovely time that I miss, even though I don't drink alcohol anymore.

I observed as the Mill Grill had to be closed, then the entire restaurant and Gazebo. It was devastating but inevitable. I participated in the Charette as well as the council meetings debating and voting on the output. In general, what I observed was that most participants from the community wanted a reincarnation of the Mill Race Inn. They had no stomach for a plan without a restaurant. A friend of mine actually left the city because of that, which frankly, I think was ridiculous, but it's evidence of the emotional investment in the property and concern over what will be developed.

I attended a council meeting sometime last year which had a very sparse attendance and since every person who spoke was in favor of retaining the structure, I didn't feel confident in speaking up. My bad but it really seemed a lost cause to speak against demolition. Tonight proved that there's much more of a split in opinions and, perhaps, more people in favor of demolition even if the council voted against. I should have stayed in the game, but I also had some family issues over the past few months, so I didn't keep tabs on the meetings preceding the council meeting tonight. Again, my bad.

In my opinion, you nailed it. What's left of the structure is a shadow of its former self and bears no real value that would serve as any sort of attraction. It's unsafe, really unmanageable, and I'm actually embarrassed that the city has saddled Shodeen with the monstrosity after they invested in the site when there weren't many (any?) other takers. There's enough problems with the flood plain but the city gave them a giant stone headache to boot. And the city wants them to invest in maintenance of a structure that's barely standing? It's ridiculous. (Sorry, I'm ranting now.)

I was very disappointed in the discussion that went beyond the question. Of course there will be a plan for development. Shodeen bought the property for that reason. Many people at the Charette proposed that something be done with the remnants that are left and tonight was not the first time that this idea had been discussed but others don't want to hear about that: They just want to preserve what can't be preserved without enormous expense and negative impact on what could be built.

I joke with my friends and neighbors that I'll be dead before anything happens with that property. I'm 73, but I'm hoping to survive long enough to see a development come to fruition. The arguments that alderpersons need to know what will be built or shouldn't overturn the work of the HPC are short-sighted and self-centered. Those arguments don't consider us residents sitting and waiting for something -- of course, I'm sure west side residents are just as eager to see something happen since the view coming into the city is compromised by the half-standing stone nothing. The question tonight was about keeping the remnants or demolishing the remnants. There is absolutely nothing that can be made of that building and what will happen now is that everybody who knows nothing about the history will be throwing darts at the wall to propose a visitor's center, a museum, a restaurant, a water stop, a retail shop, a beer garden, you name it. Not one of those proposals is a marketable idea, so none of those darts can stick.

I had emailed my alderperson, Billy, but very late and just prior to the meeting start, but I will contact him to expand on the brief opinion I stated in that email and also register my disagreement. I shudder to think how much of a delay tonight will have and how much less time I have to wait for something? anything? I don't even care what at this point. Just SOMETHING!

Sincerely,

Denise Ward
418 Dodson Street

From: Colin C. Campbell
Sent: Saturday, December 27, 2025 1:34:10 PM
To: Kosirog, Brad
Subject: The Blacksmith Shop

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Alderman Kosirog,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Maduzia, Brian
Sent: Tuesday, December 16, 2025 2:49:28 PM
To: Dean, Matthew; Malkosky, Jessie
Cc: Stood, Emily; DeGroot, David
Subject: RE: Police Presence at HPC Meeting Tonight

Hi Jessie,

Sergeant Brad Jerdee will work this security detail tonight at City Hall during the meeting.

Best regards,

Brian Maduzia

Deputy Chief, Patrol Operations

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
bmaduzia@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:40 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Jessie,

I've asked the current shift supervisor to start looking for officers who would be available to work the overtime. Tonight's evening shift is at our minimum staffing requirements so we can't simply designate one of them to be there for the entire time in case an emergency came up elsewhere.

Hopefully we'll find someone available. I'm planning to leave here in the next 30 minutes or so to get some emergency plumbing work done at my house.

DC Maduzia was looped in and cc'd on the emails so he may be the one getting back to you.

Thanks!

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:21 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Thank you.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:20 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Hi Jesse,

We can certainly try. I'll let you know.

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134

Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

Hi Matt,

We are having a Historic Preservation Commission meeting tonight at 7pm at City Hall that I anticipate will be contentious. I know it is last minute, but would you be able to spare a police officer to babysit the room for us tonight?

Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Pech, Bob
Sent: Tuesday, December 16, 2025 11:40:56 AM
To: Jerdee, Brad
Subject: RE: Police Presence at HPC Meeting Tonight

Brad,

Just waiting for Warren to respond to my text. Everyone else is a no. As of right now, I would say it's yours.

Bob Pech, Badge #95
Police Officer

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
bpech@geneva.il.us

From: Jerdee, Brad <bjerde@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:41 AM
To: Dean, Matthew <mdean@geneva.il.us>; Pech, Bob <bpech@geneva.il.us>
Cc: Passarelli, Eric <passarelli@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

I'll work it if no one else wants to

Brad Jerdee, Badge #108
Administrative Sergeant

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.938.4532](tel:630.938.4532)
bjerde@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:32 AM
To: Pech, Bob <bpech@geneva.il.us>
Cc: Passarelli, Eric <passarelli@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>; Jerdee, Brad <bjerde@geneva.il.us>
Subject: FW: Police Presence at HPC Meeting Tonight

Bob,

CH is requesting an officer rather last minute for a Historic Preservation Meeting tonight at 1900 at CH. Can you please start checking with today's dayshift then follow the typical protocol for immediate overtime to see if we can get it filled. Thanks!

Matthew Dean
Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

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Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
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Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000_4302](tel:630.232.0000_4302)
jmalkosky@geneva.il.us

From: Pech, Bob
Sent: Tuesday, December 16, 2025 10:41:47 AM
To: Jerdee, Brad
Subject: Re: Police Presence at HPC Meeting Tonight

Ok let me check and go through protocols
Sent from my iPhone

On Dec 16, 2025, at 10:40?AM, Jerdee, Brad <bjerdee@geneva.il.us> wrote:

?

I'll work it if no one else wants to

Brad Jerdee, Badge #108
Administrative Sergeant

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.938.4532](tel:630.938.4532)
bjerdee@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:32 AM
To: Pech, Bob <bpech@geneva.il.us>
Cc: Passarelli, Eric <passarelli@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>; Jerdee, Brad <bjerdee@geneva.il.us>
Subject: FW: Police Presence at HPC Meeting Tonight

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Matthew Dean
Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

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Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
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Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)
jmalkosky@geneva.il.us

From: info@email.govx.com
Sent: Monday, January 12, 2026 6:24:28 PM
To: Montgomery, Clint
Subject: When the game matters, be there.

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

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[SAVE UP TO \\$20 »](#)

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From: Development Projects
Sent: Tuesday, January 13, 2026 4:06:23 PM
To: Reith, Christine
Subject: News Flash: Geneva City Council Denies Appeal Of 4 E. State St. Demolition Request for www.geneva.il.us

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

[View this in your browser](#)

January 13, 2026

City Council Denies Appeal Of 4 E. State St. Demolition Request

_____ | The [City of Geneva Development Projects Map](#) has been updated with details about the Jan. 12 special City Council meeting regarding the appeal of the 4 E. State St. Historic Landmark Demolition request.

A reversal or modification of the Historic Preservation Commission's (HPC) determination requires not less than two-thirds of the alderpersons holding office (seven votes). At the City Council meeting, six alderpersons voted in favor of overturning the HPC, and four voted to uphold the HPC's decision.

As such, the appeal failed, and the demolition request was denied.

[View it on website](#)

[Unsubscribe](#)

From: Stood, Emily
Sent: Friday, December 05, 2025 11:19:34 AM
To: 'info@arooofingpro.com'
Cc: Johnson, Lauri; Reith, Christine
Subject: 301 Hamilton St HPC Permit Review

Hello,

Your permit review for reroofing the garage at 301 Hamilton St has been administratively approved, as attached. The Building Department will reach out when your permit is ready for pickup.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Reith, Christine
Sent: Friday, December 05, 2025 1:36:57 PM
To: 'info@arofingpro.com'
Subject: FW: 301 Hamilton St HPC Permit Review

Hi Brian,

Your permit has been reviewed and is ready for pick up, permit fee is \$75. We accept cash, checks or credit card payments.

The Building Department located at 109 James St. will be open to pick up permits

Monday through Friday
8:00 am – 4:00 pm

Best,
Christine Reith | Permit Technician



City of Geneva | 109 James Street | Geneva, IL 60134
Office: 630-262-0280 | Website: www.geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, December 05, 2025 11:20 AM
To: 'info@arofingpro.com' <info@arofingpro.com>
Cc: Johnson, Lauri <ljohnson@geneva.il.us>; Reith, Christine <creith@geneva.il.us>
Subject: 301 Hamilton St HPC Permit Review

Hello,

Your permit review for reroofing the garage at 301 Hamilton St has been administratively approved, as attached. The Building Department will reach out when your permit is ready for pickup.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Development Projects
Sent: Tuesday, January 13, 2026 4:06:45 PM
To: Tymoszenko, Cathleen
Subject: News Flash: Geneva City Council Denies Appeal Of 4 E. State St. Demolition Request for www.geneva.il.us

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

[View this in your browser](#)

January 13, 2026

City Council Denies Appeal Of 4 E. State St. Demolition Request

_____ | The [City of Geneva Development Projects Map](#) has been updated with details about the Jan. 12 special City Council meeting regarding the appeal of the 4 E. State St. Historic Landmark Demolition request.

A reversal or modification of the Historic Preservation Commission's (HPC) determination requires not less than two-thirds of the alderpersons holding office (seven votes). At the City Council meeting, six alderpersons voted in favor of overturning the HPC, and four voted to uphold the HPC's decision.

As such, the appeal failed, and the demolition request was denied.

[View it on website](#)

[Unsubscribe](#)

From: Stood, Emily
Sent: Friday, January 16, 2026 4:29:27 PM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: RE: 2026-01-15 Mill Race Inn - Shed.pdf

Dave,

Yes, this would need to go before HPC. The due date for materials for the 1/21/2026 meeting was 1/6/2026, so adding this proposal would not be possible for the January meeting, and would have to be considered for a later date.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Dave Patzelt
Sent: Friday, January 16, 2026 4:08:53 PM
To: Stood, Emily
Cc: DeGroot, David
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Voigt, Alex
Sent: Friday, January 16, 2026 4:03:15 PM
To: Radovich, Chuck
Cc: 'Ron Sandack'; Scott Fintzen; DeGroot, David
Subject: FW: Request for Legal Opinion

Good Afternoon,

Please see the attached legal request. Questions may be directed to David DeGroot (cc'd here).

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, January 9, 2026 11:37 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Request for Legal Opinion

Good morning,

Please see the attached. Let me know if you have any questions or need any additional information.

Thanks,

David DeGroot
Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Stood, Emily

Sent: Friday, January 16, 2026 9:25:15 AM

To: Paul Zellmer; Jewel Jensen; Lisa McManus; Andrew Tobler; 'George Salomon'; 'Mike Riebe'; Kevin Phillips; DeGroot, David

Cc: Malkosky, Jessie; 'Rebecca Baltikas'; Walker, Marissa

Subject: January HPC Meeting

Good morning,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on **Wednesday, December 21st, 2026** at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:
[Agenda Center](#) • [Geneva, IL](#) • [CivicEngage](#)

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Have a great weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stahr, Kevin
Sent: Tuesday, January 13, 2026 3:42:29 PM
To: Malkosky, Jessie; DeGroot, David; Stood, Emily
Subject: RE: 4 E State Street Website Update

All set.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.0000)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, January 13, 2026 2:08 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
Subject: RE: 4 E State Street Website Update

Thank you! That has been changed and added to the map. I set the News Flash for 4:00 pm today.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.0000)
jmalkosky@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, January 13, 2026 12:24 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
Subject: RE: 4 E State Street Website Update

Thanks Jessie. Here are my thoughts:

Following its [Dec. 16 public hearing](#), the City's Historic Preservation Commission (HPC) unanimously voted to deny the proposed demolition.

On Dec. 17, the applicant requested an appeal of the decision. An appeal is required to be considered by the City Council within 30 days.

A special City Council meeting was held at 7 p.m. Jan. 12, 2026, at Geneva City Hall. A reversal or modification of the commission's determination requires not less than two-thirds of the alderpersons holding office (7 votes). At the City Council meeting, 6 alderpersons voted in favor of overturning the HPC and 4 voted to uphold the HPC's decision. ~~Overturning the HPC decision requires 7 votes.~~ As such, the appeal failed and demolition is denied.

City Council and Historic Preservation Commission meetings air live on Geneva Broadcast Network, which can be viewed on Comcast Ch. 10, AT&T U-Verse Ch. 99, or the [City's YouTube channel](#). Previous meetings are also available to watch on YouTube. Interested parties may sign up to receive email alerts on the project's status through the ["Notify Me" feature](#) found on the City's website. Provide your email and select "Development Projects" to stay informed.

If you have questions, please contact our Community Development Department staff.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, January 13, 2026 11:37 AM
To: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
Subject: 4 E State Street Website Update

Hello all,

Before I set up the News Flash I edited the website to reflect the City Council decision last night. Would you all mind letting me know your opinion on the wording, and whether it is accurate or not?

<https://www.geneva.il.us/1667/4-E-State-Street-Historic-Landmark-Demol>

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

From: Ramos, Olivia
Sent: Thursday, January 15, 2026 11:47:46 AM
To: Stood, Emily; DeGroot, David
Subject: Stop Work Letter

Hello,
Just so you both have this for your records. I am sending this today.
Thank you.

Olivia Ramos

Code Compliance Officer

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4308](tel:630.232.4308)

oramos@geneva.il.us

From: Stood, Emily
Sent: Thursday, January 15, 2026 10:26:26 AM
To: DeGroot, David
Cc: Malkosky, Jessie
Subject: January HPC Packet

Good morning,

The January HPC meeting packet is attached for review!

Thanks,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Malkosky, Jessie
Sent: Tuesday, January 13, 2026 2:08:18 PM
To: DeGroot, David; Stood, Emily; Stahr, Kevin
Subject: RE: 4 E State Street Website Update

Thank you! That has been changed and added to the map. I set the News Flash for 4:00 pm today.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

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Sent: Tuesday, January 13, 2026 12:24 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
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If you have questions, please contact our Community Development Department staff.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

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Sent: Tuesday, January 13, 2026 11:37 AM
To: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
Subject: 4 E State Street Website Update

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<https://www.geneva.il.us/1667/4-E-State-Street-Historic-Landmark-Demol>

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Friday, January 09, 2026 11:44:53 AM
To: Hendrickson, Susan
Cc: DeGroot, David
Subject: Accounts Payable Edit Listing

Batch 2026-0000594 & 2026-0000610

From: Stood, Emily
Sent: Friday, January 09, 2026 8:27:53 AM
To: DeGroot, David
Subject: RE: Legal services form

Attached is a draft of the survey question.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 9:31 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Legal services form

Here is the link to the form. https://ch_server.geneva.il.us/documents/Administrative%20Policy%20-%20Legal%20Services%202024-03.pdf

It would probably be good to provide a little background on what the survey is and how we got to this update before asking the question on how best to adopt the update.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 07, 2026 9:38:44 AM
To: DeGroot, David
Subject: December HPC Minutes

Good morning,

Attached is an updated draft with individual findings of fact on the 4 E State case.

Thanks,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 06, 2026 3:02:53 PM
To: DeGroot, David
Subject: 4 E State Drafts

Hi,

Attached are drafts for the 4 E State Executive Summary and Resolution.

Thanks,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Monday, January 05, 2026 1:25:22 PM
To: 'Anaïs Bowring'; Daniel Bowring; DeGroot, David
Subject: RE: Porch roof and steps

Hi Anaïs,

Both the change in roof material and the change in attached steps would have to return to HPC as a change to an existing permit per the HPC Review Matrix. If you were just recladding the roof with the same materials, that would just be administrative approval. The HPC did recently deny a change in material to metal on a porch roof on Second Street because of concerns over character and material, which I want to make sure you're aware of.

In terms of the solar panels, I want to make sure I'm answering the right question. Do you mean implications on how the solar panels will react with the materials or implications involving the building code?

If you do decide you want to go forward with review for any of these changes, we would just have to see updated drawings for the roof and stair, and any material specs for the roof. Happy as always to answer any questions, and to meet or call if that's easier!

Thanks for reaching out! I'll keep an eye out for any updates.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>
Sent: Monday, January 5, 2026 12:03 PM
To: Stood, Emily <estood@geneva.il.us>; Daniel Bowring <dbowring@gmail.com>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Porch roof and steps

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

We wound up needing to find a new contractor for our porch project and one thing that came up in that search was that the angle of the roof on the porch is so shallow that it would be more appropriate for it to have a rubber or metal roof, rather than shingles, so that it was better able to shed water. While a new roof was not an explicit part of our HPC application (and I'm not sure that it is covered by HP guidelines), it does seem likely that the renovation process will likely require roof replacement.

I was curious what the HP take on such roofing materials was, and also if there are implications for installing solar panels (I don't know if you or David would know that) on a rubber or metal roof. From an aesthetic perspective, I think we would be more inclined toward a metal roof, and the contractor we are planning to work with thinks that the costs are about equivalent between the two.

Another change we are considering is lowering the floor of the porch so that the ceiling inside is not quite so low. That would mean one fewer step outside (and one interior step). Would that require us to present a new application to HPC, or is that something that could be administratively reviewed?

Thanks!

Anaïs Bowring (she/her)
703-927-7224

From: Anaïs Bowring
Sent: Monday, January 05, 2026 12:03:23 PM
To: Stood, Emily; Daniel Bowring; DeGroot, David
Subject: Porch roof and steps

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

We wound up needing to find a new contractor for our porch project and one thing that came up in that search was that the angle of the roof on the porch is so shallow that it would be more appropriate for it to have a rubber or metal roof, rather than shingles, so that it was better able to shed water. While a new roof was not an explicit part of our HPC application (and I'm not sure that it is covered by HP guidelines), it does seem likely that the renovation process will likely require roof replacement.

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Another change we are considering is lowering the floor of the porch so that the ceiling inside is not quite so low. That would mean one fewer step outside (and one interior step). Would that require us to present a new application to HPC, or is that something that could be administratively reviewed?

Thanks!
Anaïs Bowring (she/her)
703-927-7224

From: Stood, Emily
Sent: Tuesday, December 30, 2025 2:05:28 PM
To: DeGroot, David
Cc: Malkosky, Jessie; Buesing, Matthew; Stahr, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Since Jessie is out Matt just helped me get it posted. K*, do we want to send out a newsflash since an additional document has been posted?

Sorry for missing that originally.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, December 30, 2025 1:13 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

The staff report for 4 E State Street states that the Resolution 2019-73 is attached, but it was not and is not on the Development Projects page. Can we please correct this?

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF

assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt
City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Rebecca Baltikas
Sent: Tuesday, December 30, 2025 2:53:57 PM
To: Malkosky, Jessie
Cc: Buesing, Matthew; Stood, Emily; DeGroot, David
Subject: December Invoice - Baltikas

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Attached, you'll find the billing details for the month of December. Please note there is one meeting from November that had not yet been invoiced. For your awareness, I completely understand if this needs to be omitted and resubmitted.

Thank you very much,
Becca

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:43:10 PM
To: DeGroot, David
Cc: Stood, Emily; Burns, Kevin
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

David, when time permits can you please call Billy? It seems the email answers are only generating more questions.

Thank you,

Alex

Alex Voigt

City Administrator

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Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Malecki, William <wmalecki@geneva.il.us>
Sent: Tuesday, December 30, 2025 11:02 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

*William Malecki
Alderman 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

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Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 3:54:44 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Afternoon City Council:

Attached please find two additional documents related to the Special City Council on 1/12/26.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

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City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
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avoigt@geneva.il.us

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Alex

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

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Alex

Alex Voigt
City Administrator

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

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Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt
City Administrator

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

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Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Mayer, Amy
Sent: Tuesday, December 30, 2025 12:25:34 PM
To: DeGroot, David; Voigt, Alex
Cc: Burns, Kevin
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

David,
Could you please provide resolution 2019-73? I don't find it attached.

From page 3 of packet HPC agenda - "On July 15, 2019, the City Council passed Resolution 2019-73 (attached)"

And also - I'm not finding a way to search for the resolutions on our website. Is there a way to do that? I find ordinances in the code but not resolutions.

Thanks,
Amy

From: DeGroot, David
Sent: Monday, December 29, 2025 8:12 AM
To: Mayer, Amy; Voigt, Alex
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 23, 2025 4:24 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Thanks! Happy holidays to all of you too!

Of course there's no rush on this. Enjoy the holidays.
Sent from my iPhone

On Dec 23, 2025, at 4:12?PM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?
Good afternoon,

I have added Director DeGroot on this message for assistance.

Thank you, happy holidays!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 23, 2025 3:29 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Would it be possible to have a list of meeting dates regarding this property? I'm particularly interested in the meetings prior to May of 2021.

Thanks,
Amy

Sent from my iPhone

On Dec 23, 2025, at 10:03?AM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:39:52 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
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From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:41:17 PM
To: Mayer, Amy; DeGroot, David
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is the resolution, I also sent it out to the Council.

There is not an "easy" way to search Resolutions on the website, the only way is to through the packet.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:26 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Cc: Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

David,
Could you please provide resolution 2019-73? I don't find it attached.

From page 3 of packet HPC agenda - "On July 15, 2019, the City Council passed Resolution 2019-73 (attached)"

And also - I'm not finding a way to search for the resolutions on our website. Is there a way to do that? I find ordinances in the code but not resolutions.

Thanks,
Amy

From: DeGroot, David
Sent: Monday, December 29, 2025 8:12 AM
To: Mayer, Amy; Voigt, Alex
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.940.4301)
ddegroot@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 23, 2025 4:24 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Thanks! Happy holidays to all of you too!

Of course there's no rush on this. Enjoy the holidays.
Sent from my iPhone

On Dec 23, 2025, at 4:12?PM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?
Good afternoon,

I have added Director DeGroot on this message for assistance.

Thank you, happy holidays!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>

Sent: Tuesday, December 23, 2025 3:29 PM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Would it be possible to have a list of meeting dates regarding this property? I'm particularly interested in the meetings prior to May of 2021.

Thanks,

Amy

Sent from my iPhone

On Dec 23, 2025, at 10:03?AM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 30, 2025 8:56:30 AM
To: 'Dave Patzelt'; DeGroot, David
Subject: RE: Request for copy of the court reporters report

Good morning Dave,

Attached is the court reporter's copy of the 12/16/25 Historic Preservation Public Hearing.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:18 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Request for copy of the court reporters report

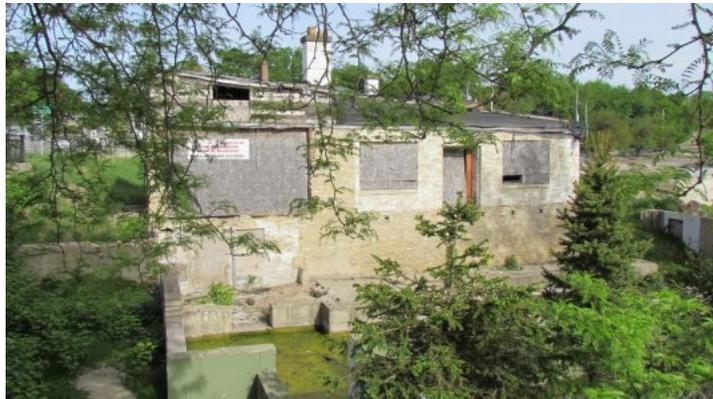
CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

In advance of the City Council meeting, we respectfully request the court reporters copy of the 12/16/25 Historic Preservation Public Hearing

From: Stahr, Kevin
Sent: Friday, December 26, 2025 8:31:04 AM
To: DeGroot, David; Stood, Emily
Subject: In The News - HPC

From the Aurora Beacon-News:

Geneva commission again denies demolition request for landmarked structure at old Mill Race Inn site



Linda Girardi/The Beacon-News

The remains of a limestone structure at 4 E. State St. in Geneva on the northern edge of the former Mill Race Inn property are seen in a photo from 2023. (Linda Girardi/For The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: December 26, 2025 at 6:00 AM CST

Some say it's an eyesore. Others appeal to its history. Some want to see it repurposed, others call for its demolition.

But before it became a site for public debates, the limestone structure at 4 E. State St. [had](#) many lives, according to the city of Geneva: it was a blacksmith shop in the 1840s, a carriage painting shop shortly after the turn of the 20th century and was part of the property of a longstanding Geneva restaurant that operated from the 1930s until it shuttered in 2011.

In more recent years, what remains of the limestone building on the northern edge of the former Mill Race Inn property has been a source of contention in Geneva. Its owner has on several occasions appealed to the city to tear it down, the city has denied its requests, and preservationists have joined the mix in attempts to keep it standing. Last week, the city's Historic Preservation Commission unanimously shot down another request by Dave Patzelt, the president of Geneva-based Shodeen Group, to demolish the structure.

Its future remains uncertain, however, as Shodeen has already filed an appeal of the commission's decision, meaning the Geneva City Council could still override the commission and vote to allow demolition. Discussion at the Dec. 16 meeting also led to a number of calls for redeveloping the property — another matter that's come before the city in the past.

These debates about the structure at the former Mill Race Inn property in downtown Geneva have been years in the making.

According to the city, the limestone building [was](#) first the Alexander Brothers' Blacksmith Shop in the mid-19th century. Among other things, it later was used as a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop.

The site of the property later was incorporated into an iconic restaurant, the Mill Race Inn.

After almost 80 years, the Mill Race Inn closed in 2011, and the property [was eventually acquired](#) by Geneva-based development company Shodeen Group. Demolition of most of the property [began](#) in 2016. At the time, city officials [said](#) the developer would evaluate the 1840s-era limestone sections to determine if the structure could be considered a historic landmark or be incorporated within any future development of the property.

In 2017, Shodeen [looked to demolish](#) the limestone building that had been part of the restaurant property, but the matter was put on hold early in 2018 after a Geneva resident [moved to get it designated as a historic landmark](#).

Later that year, the building [got](#) a landmark designation from the city, and preservationists advocated for repurposing the site for another use.

A residential development at the site [was considered](#) in 2019, but [later rejected](#) by the Geneva City Council.

Fast forward a few years, the Shodeen Family Foundation again requested permission to demolish the building, but it [was unanimously shot down](#) by the city's Historic Preservation Commission. Following an appeal by the developer, the City Council [affirmed](#) the commission's decision in 2023.

Later that year, the city [cited](#) the property owner for code violations, per documents from the city, and a ruling was made on the case in September 2025 in the city's favor, requiring that the building be made weather-tight.

Then, in recent months, Shodeen made a request for demolition again. The [application](#) by Patzelt claims that the stone structure "stands in the way of" redevelopment goals for the property and that "no positive impacts have been accomplished" in the eight years of discussions regarding the structure. The application asks the city to consider the demolition request on the grounds that the structure "is not in the best interest of the majority of the community."

At the Dec. 16 meeting Patzelt noted that, previously, part of the hold on the future of the building was to give residents additional time to find something that could be done with the structure.

"I would suggest that, whatever amount of time, that time has passed," Patzelt said. "It's been long enough. There's been several different attempts ... whether it's to find a buyer, to move the structure, to find somebody that is interested in renovating the structure or ... using it for some specific use."

He argued that the cost to repair the structure is in excess of what it's worth.

"The time has come that we need to make some further decisions on it," he said.

Several of the commissioners offered their opinions on the request at last week's meeting, and considered what the future of the property might look like.

Commissioner Jewel Jensen — pointing to the portion of Shodeen's application related to a failed stakeholder input initiative about the site — suggested that taxpayer-funded efforts to determine the property's future were not successful because the owner didn't ultimately submit development plans for approval, has not protected the structure from the elements and has not agreed to work with a study group about the site.

Jensen also noted the fine the owner has incurred from the city, questioning whether the city would have to pay it if the demolition request were to be approved.

Jensen also asked about the ownership, and Patzelt clarified that the property is no longer owned by Shodeen itself, but by the Mill Race Land Company, LLC. Shodeen [remains listed](#) as the contractor on the original application for demolition from October.

Some of the response to the request for demolition centered around the criticism that there had been no significant change since the last time Shodeen came to the city asking to tear down the structure.

"I just want to make clear ... that nothing has changed since 2023 in August when this commission denied demolition, with the exception of, I'm assuming, additional letters that are in favor of demolition being submitted to the commission," said Commissioner Kevin Phillips.

Patzelt said he would “admit that there’s maybe no change,” but reiterated that there had been a request for more time, more time had been given, and no solution has since materialized.

Phillips argued that, because that request for additional time didn’t come from the commission, it was “irrelevant” from anything being different from its latest decision in 2023.

“Since that time, Shodeen has done nothing except drag the city into hearings in courts and question the (commission’s) decision, and, in the meantime, has allowed that building to deteriorate such, to the point where, now, maybe many people in ... the community view it as an eyesore,” Phillips said. “You’re asking us to approve a demolition that basically is based on an eyesore that you’ve created.”

Patzelt said he doesn’t think much has changed from deterioration.

Commissioner Lisa McManus suggested that there should have been work on a development plan for the property.

“It’s just not a property, right now, that’s in good shape,” she said. “And the reality is that we need, rather than have these conversations about taking the building down, for years we could’ve just presented something ... Shodeen could be making money on this property, but yet here we are entertaining another demo request.”

Patzelt said that, to do so, Shodeen would need to know what is to be done with the structure in order to make a redevelopment plan.

And Commissioner Mike Riebe asked whether, if the structure must remain, Shodeen plans to let the property sit as is, rather than develop the site.

Patzelt said they would, and noted that structural engineers have said the walls and footings are not capable of sustaining any additional load, so they couldn’t put an addition on the building.

During the meeting, a number of residents — split between those in favor and those against demolition — also advanced their suggestions about the site and what they hoped would come of it.

Several of those opposed to demolition spoke of their hopes that the site would ultimately be redeveloped.

“If the (commission) were to deny this demolition application, there is an opportunity for the former blacksmith shop to be part of a larger redevelopment at a minimal cost to the property owner,” said Al Watts, the community engagement director of local nonprofit Preservation Partners of the Fox Valley. “Collaboration between the public and the owner with that goal in mind would likely accomplish something the community could be proud of that both honors the legacy of Geneva’s industrial past and stimulates Geneva’s future.”

Alan Leahigh, of Geneva, said Shodeen is bringing forward a “false choice” between keeping the structure or demolition, suggesting that efforts to restore or redevelop the building would be “much more favorably received” by the community.

And Lee Eysturlid, who said he lives across the street from the structure, said whether the building is an “eyesore” is subjective, and criticized the “stonewalling of the process” as setting a precedent for the future. He also spoke about his view on preservation, including what the future of the site could end up as.

“It’s not just the present of the history ... that you preserve, but it’s the future of the history you preserve,” Eysturlid said. “And it’s not just the building, it’s the space. And by removing the building, you open this space up to a six-story monolith. And I know that’s not part of the point, but it is the point, because history is also into the future. Otherwise, why are we preserving anything?”

Some individuals from the area felt otherwise, criticizing in particular the impact the deteriorating structure has on the neighborhood and the city’s economic position.

Herb Nachreiner, of Elgin, said that even decades ago, the blacksmith shop “was a piece of junk, and it’s even worse today.” He noted that the site is essentially the gateway to Geneva’s business district, and that businesses “never get a second chance at a first impression.”

“Move on,” Nachreiner said. “We’re beating a dead horse with this building.”

Similarly, Patrice Bertheau, of Geneva, pointed out that there is “no progress being made” on the property, and it is having an impact on “neighborhood pride and economic potential, as it discourages investment and tourism.”

Another nearby resident of the structure, Ed Streibig, said he hopes there will be a sidewalk by the site for safety reasons, and that he is “here looking for progress.”

“When I think about progress, the quickest way to progress seems like demolition,” Streibig said. He suggested taking the stone blocks from the structure and incorporating them into a new structure.

Ultimately, after the public hearing on the proposal for demolition, the commission again considered the possibility, but ultimately landed in opposition to Patzelt’s request.

Riebe said they haven’t gotten a “good faith proposal” for redeveloping the site and suggested that Shodeen has just been “waiting and waiting and waiting to strongarm — whether it’s us or City Council to give in, give them what they want.”

“The differences between the petition ... to demo a few years ago versus today is that the property has sat longer,” McManus added.

The commission also considered how it could judge what the consensus from the community is, and Jensen suggested that the owner and community don’t have to be in opposition going forward.

“I believe that we can come to a solution if we do work together on this,” Jensen said.

The commission ultimately unanimously shot down the demolition permit request on Tuesday.

But Patzelt, in an email to The Beacon-News, says an appeal has been filed with the City Council, which the city also confirmed. A city spokesman said the date the council will consider the matter has not yet been determined.

The City Council has the ability to uphold, amend or reverse the commission’s decision, Historic Preservation Commission Chair Paul Zellmer noted at the Dec. 16 meeting. Per the city, the council must vote on the commission’s determination within 30 calendar days of an appeal being made. A reversal or modification of the commission’s decision requires a two-thirds majority of the aldermen.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4111

Mobile: 630.470.2519

kstahr@geneva.il.us

From: Malkosky, Jessie
Sent: Monday, December 29, 2025 9:04:44 AM
To: 'Planet Depos Production Department'; Sandack, Ron
Cc: Stood, Emily; DeGroot, David
Subject: RE: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

Hello Planet Depos,

I am attaching an edited version of the **Historic Preservation Commission Meeting 121625 Full Size 611338 (Corrected)** file which was sent to us last Wednesday, December 24th. I just checked and it has the same contents as the file of the same name sent last Friday, December 26th. There are still errors in some of the names of the speakers. I highlighted the errors and wrote the correct name in the comments. Additionally, I included the correct spelling for the names of the public comment speakers (which would not have been available to the recorder). Please correct these errors as outlined in my comments, in all versions of this transcript. I only edited the Full Size version but the errors are the same in the condensed and other versions.

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>
Sent: Friday, December 26, 2025 4:43 PM
To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel,

Attached please find **CORRECTED** transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Seth Davies | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Planet Depos Production Department
Sent: Tuesday, December 23, 2025 12:10:01 PM
To: Malkosky, Jessie
Cc: Sandack, Ron; DeGroot, David; Stood, Emily
Subject: Re: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello Jessie,

I hope your day is going well.

Please allow us a moment to check on these corrections for you.

We will reply back as soon as possible.

Thank you

Justin Lockman | Planet Depos
Client Services Manager
t 888.433.3767 | m 801.244.2523
clientservices@planetdepos.com

On December 23, 2025 at 10:42 AM MST jmalkosky@geneva.il.us wrote:

[EXTERNAL]

Hello Planet Depos,

We noticed a few errors in this transcript that need to be fixed on your end.

1. Firstly, Mrs. Jessie Malkosky is not a commissioner, she is the Assistant Planner. For this meeting, her sole role was taking roll call for attendance, minutes approval, and motions. The transcripts reflect a Mr. Malkosky seconding motions, opening the public hearing, and participating in discussions. I am not sure who was actually participating in the discussions, but I can help with who made the motions. I have attached my record of who made what motion and who seconded it.
2. Additionally, Ms. Emily Stood is the city's Preservation Planner. The transcript notes that Ms. Stood participated in a discussion as a commissioner and moved to approve a motion as a commissioner. Again, I'm not sure who actually participated in the discussion, but my record of HPC motions may help you determine who made the motion.

If possible, could you let me know an estimated timeframe for fixing these errors and if anything additional needs to be completed on our end?

Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4302
jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>
Sent: Tuesday, December 23, 2025 9:56 AM
To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel,

Please find the attached above-referenced transcript files.

Your deposition files have been uploaded to your **Planet Portal**. **Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years, and video files will be available for 1 year.**

Should you need additional assistance, simply reply to this email with your request or call 888-433-3767.

We look forward to working with you in the future.

Referenced Job Number: 611338

By receiving these files, your firm is responsible for charges and not contingent on client payment. Please note, in the event Planet Depos engages outside Counsel, client is responsible for any and all charges associated with these services and all costs of collection for said services, including reasonable attorney fees.

Thank you,

Adam Zachary | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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The City of Geneva, Illinois Since 1835

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If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

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From: Malkosky, Jessie
Sent: Tuesday, December 23, 2025 11:41:40 AM
To: 'Planet Depos Production Department'
Cc: Sandack, Ron; DeGroot, David; Stood, Emily
Subject: RE: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

Hello Planet Depos,

We noticed a few errors in this transcript that need to be fixed on your end.

Firstly, Mrs. Jessie Malkosky is not a commissioner, she is the Assistant Planner. For this meeting, her sole role was taking roll call for attendance, minutes approval, and motions. The transcripts reflect a Mr. Malkosky seconding motions, opening the public hearing, and participating in discussions. I am not sure who was actually participating in the discussions, but I can help with who made the motions. I have attached my record of who made what motion and who seconded it. Additionally, Ms. Emily Stood is the city's Preservation Planner. The transcript notes that Ms. Stood participated in a discussion as a commissioner and moved to approve a motion as a commissioner. Again, I'm not sure who actually participated in the discussion, but my record of HPC motions may help you determine who made the motion.

If possible, could you let me know an estimated timeframe for fixing these errors and if anything additional needs to be completed on our end?

Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4302
jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>
Sent: Tuesday, December 23, 2025 9:56 AM
To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel.

Please find the attached above-referenced transcript files.

Your deposition files have been uploaded to your [Planet Portal](#). **Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years, and video files will be available for 1 year.**

Should you need additional assistance, simply reply to this email with your request or call 888-433-3767.

We look forward to working with you in the future.

Referenced Job Number: 611338

By receiving these files, your firm is responsible for charges and not contingent on client payment. Please note, in the event Planet Depos engages outside Counsel, client is responsible for any and all charges associated with these services and all costs of collection for said services, including reasonable attorney fees.

Thank you,

Adam Zachary | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Planet Depos Production Department
Sent: Monday, December 29, 2025 9:01:46 PM
To: Sandack, Ron; Malkosky, Jessie
Cc: Stood, Emily; DeGroot, David
Subject: ****CORRECTED**** City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good evening,

Attached, please find CORRECTED transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused. Thank you!

Referenced Job Number: 611338

Best regards,

Caroline Cousley | Planet Depos
Operations Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Stahr, Kevin
Sent: Thursday, December 18, 2025 9:19:47 AM
To: DeGroot, David; Stood, Emily
Cc: Voigt, Alex; Fornari, Jeanne
Subject: In The News - HPC Meeting

From the [Kane County Chronicle](#).

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Preservation Partners of the Fox Valley
Sent: Wednesday, December 17, 2025 6:26:23 PM
To: DeGroot, David
Subject: ?Demo DENIED of Geneva's blacksmith shop/Mill Race Inn

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???Fox Flash alerts are urgent emails about historic preservation issues provided to our Preservation Partners members. Due to the high interest in Geneva's 1840s blacksmith shop, we have sent this message to all of our subscribers.

If you would like to receive ???Fox Flash alerts in the future, please sign up to become a [Preservation Partner](#) today!

Last night, December 16, 2025, the demolition request of Geneva's 1840s blacksmith shop was **denied unanimously** by the Historic Preservation Commission (HPC).

Since nothing substantial had changed since demolition was denied in 2023, the HPC found no reason to change its position on this latest request. While there were many more letters and speakers favoring demolition than in 2023, the HPC was not convinced this meant that a majority of the community wanted demolition, as the applicant had argued.

We expect the owner to **appeal to City Council for its January 5, 2026** meeting. A supermajority, 2/3 of the alderpersons present, would need to approve demolition to overrule the HPC.

Like the HPC, City Council will **evaluate whether or not the majority of the community wants the demolition of the blacksmith shop**. We encourage you to express your opinion by submitting a letter to **Emily Stood, Geneva Preservation Planner**, at estood@geneva.il.us, submitting a letter to your alderperson ([their contact info is here](#)), and/or attending the public meeting, expected to be January 5, 2026 at 7 PM at Geneva City Hall, 109 James Street.

MORE INFORMATION

- Visit our website for more detailed information at <https://www.ppfv.org/blog/2025/12/15/third-request-demolition-of-genevas-1840s-blacksmith-shop>
- Review the full demolition application on the [City of Geneva's website here](#).
- Forward this email to others you think would be interested.

If you appreciate the work we have done on this and other historic properties in the Fox Valley, please consider becoming a member today!

PRESERVATION PARTNERS MEMBERSHIP

Preservation Partners of the Fox Valley
P.O. Box 903
St. Charles, IL 60174
(630) 377-6424
info@ppfv.org

FOLLOW US:

This email was sent to ddegroot@geneva.il.us. [Click here to unsubscribe.](#)

From: Dean, Matthew
Sent: Tuesday, December 16, 2025 10:40:11 AM
To: Malkosky, Jessie
Cc: Stood, Emily; DeGroot, David; Maduzia, Brian
Subject: RE: Police Presence at HPC Meeting Tonight

Jessie,

I've asked the current shift supervisor to start looking for officers who would be available to work the overtime. Tonight's evening shift is at our minimum staffing requirements so we can't simply designate one of them to be there for the entire time in case an emergency came up elsewhere.

Hopefully we'll find someone available. I'm planning to leave here in the next 30 minutes or so to get some emergency plumbing work done at my house.

DC Maduzia was looped in and cc'd on the emails so he may be the one getting back to you.

Thanks!

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:21 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Thank you.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:20 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Hi Jesse,

We can certainly try. I'll let you know.

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

Hi Matt,

We are having a Historic Preservation Commission meeting tonight at 7pm at City Hall that I anticipate will be contentious. I know it is last minute, but would you be able to spare a police officer to babysit the room for us tonight?

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19:58 PM
To: DeGroot, David
Subject: FW: HPC meeting

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Good afternoon.

Are you able to answer this question?

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19 PM
To: Emily Stood (estood@geneva.il.us) <estood@geneva.il.us>
Subject: HPC meeting

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: Ron Sandack
Sent: Monday, December 15, 2025 9:53:44 AM
To: DeGroot, David; Stood, Emily; 'Paul Zellmer'
Subject: Re: December HPC Meeting

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Yes, that works for me.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Monday, December 15, 2025 9:47 AM
To: Stood, Emily <estood@geneva.il.us>; 'Paul Zellmer' <pzellmer@thejenkinsgroup.com>; Ron Sandack <ronald@gaido-fintzen.com>
Subject: RE: December HPC Meeting

I think if we meet at 6:15 we should be fine. Looping in Ron too.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, December 11, 2025 4:31 PM
To: 'Paul Zellmer' <pzellmer@thejenkinsgroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: December HPC Meeting

1 hour would probably be fine, but I'm going to loop David in just in case. I'll be out tomorrow so I'm just making sure there are additional eyes on scheduling!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Thursday, December 11, 2025 4:18 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Sure,

5 pm or 5:30? How long is 1 hr enough?

pz
|

|
Paul Zellmer AIA
President
LEED AP BD+C

pzellmer@thejenkinsgroup.com

630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 3:35?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Paul,

It looks like Ron is not available on Friday morning. Would it be possible for you to just come a little early on Tuesday to speak with him?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>

Sent: Wednesday, December 10, 2025 10:28 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

|

|
Paul Zellmer AIA
President

LEED AP BD+C

pzellmer@thejenkinsgroup.com

630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 9:39?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Hope you're doing well! Our city attorney, Ron Sandack, is interested in a quick pre-conference before the meeting on Tuesday to go over the Public Hearing and this specific application, since you will be leading the meeting. If you have any availability between now and Tuesday, please let me know, and I can work to arrange some time.

I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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From: Stood, Emily
Sent: Thursday, December 11, 2025 4:31:01 PM
To: 'Paul Zellmer'
Cc: DeGroot, David
Subject: RE: December HPC Meeting

1 hour would probably be fine, but I'm going to loop David in just in case. I'll be out tomorrow so I'm just making sure there are additional eyes on scheduling!

Thanks,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Thursday, December 11, 2025 4:18 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Sure,

5 pm or 5:30? How long is 1 hr enough?

pz
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Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 3:35?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Paul,

It looks like Ron is not available on Friday morning. Would it be possible for you to just come a little early on Tuesday to speak with him?

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

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LEED AP BD+C

pzellmer@thejenkinsgroup.com

630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 9:39?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

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I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.4310)

estood@geneva.il.us

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From: Dave Patzelt
Sent: Thursday, December 11, 2025 10:51:30 AM
To: Stood, Emily
Cc: DeGroot, David
Subject: Re: 4 East State Street letters from the public

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Thank you Emily.

On Dec 11, 2025, at 10:43?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
Good morning,

The materials posted online include everything that was received by the City up to the point of their posting. The letter you attached was received by the City yesterday, after the application materials were posted. I attached a screenshot with a timestamp to allay your concerns.

Typical practice is to post letters in a compiled set for efficiency and to make those materials more clear for community members. In following that practice, any additional letters we receive, including the one you attached, will be posted in a set next week before the meeting.

Of course, continue to send any additional letters you would like to be included, and those will be added to that list.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 11, 2025 8:17 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 4 East State Street letters from the public

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

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<TimestampedMessage_2025-12-11.png>

From: Malkosky, Jessie
Sent: Tuesday, December 23, 2025 10:21:39 AM
To: Stood, Emily; DeGroot, David
Cc: Sandack, Ron
Subject: FW: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4302

jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>
Sent: Tuesday, December 23, 2025 9:56 AM
To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

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We look forward to working with you in the future.

Referenced Job Number: 611338

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Thank you,

Adam Zachary | Planet Depos

Production Specialist

t 888.433.3767

clientservices@planetdepos.com

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From: Stood, Emily
Sent: Thursday, December 11, 2025 10:43:43 AM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: RE: 4 East State Street letters from the public

Good morning,

The materials posted online include everything that was received by the City up to the point of their posting. The letter you attached was received by the City yesterday, after the application materials were posted. I attached a screenshot with a timestamp to allay your concerns.

Typical practice is to post letters in a compiled set for efficiency and to make those materials more clear for community members. In following that practice, any additional letters we receive, including the one you attached, will be posted in a set next week before the meeting.

Of course, continue to send any additional letters you would like to be included, and those will be added to that list.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 11, 2025 8:17 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 4 East State Street letters from the public

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Good morning.

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From: Dave Patzelt
Sent: Thursday, December 11, 2025 8:16:52 AM
To: Stood, Emily
Cc: DeGroot, David
Subject: 4 East State Street letters from the public

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Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

From: Stood, Emily
Sent: Wednesday, December 10, 2025 2:51:11 PM
To: DeGroot, David
Subject: FW: December HPC Meeting

Paul is available to meet on Friday, preferably in the morning!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

|

|
Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 9:39?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Hope you're doing well! Our city attorney, Ron Sandack, is interested in a quick pre-conference before the meeting on Tuesday to go over the Public Hearing and this specific application, since you will be leading the meeting. If you have any availability between now and Tuesday, please let me know, and I can work to arrange some time.

I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily

Sent: Wednesday, December 10, 2025 9:23:00 AM

To: Paul Zellmer; Lisa McManus; Jewel Jensen; 'George Salomon'; 'Mike Riebe'; Kevin Phillips; Andrew Tobler

Cc: DeGroot, David; Malkosky, Jessie; Walker, Marissa; 'Rebecca Baltikas'

Subject: December HPC Meeting

Hello Historic Preservation Commission,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on Tuesday, December 16th, 2025 at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:

[Agenda Center • Geneva, IL • CivicEngage](#)

Please note that the Applicant for the 4 E State demolition application updated their application letter. If you stopped in to see the application materials in person before then, you did not view the updated version for review. That full, updated application is available online [here](#).

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 09, 2025 8:11:35 AM
To: DeGroot, David
Subject: Award Nomination

Good morning,

I'm sorry, it totally slipped my mind to send this! Below are a couple bullet points if they're still any use.

Helping with survey setup
Led September HPC meeting
Aids with communication with residents
Orientation help when I started
Regular check ins across staff for assistance and to keep up to date with work

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stahr, Kevin
Sent: Monday, December 08, 2025 8:36:36 AM
To: DeGroot, David
Cc: Voigt, Alex; Fornari, Jeanne
Subject: In The News - HPC

From the [Kane County Chronicle](#).

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 09, 2025 9:20:01 AM
To: DeGroot, David
Cc: Malkosky, Jessie
Subject: December Packet

Full packet for review attached.

Thanks,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Malkosky, Jessie
Sent: Tuesday, December 02, 2025 1:21:52 PM
To: DeGroot, David
Subject: RE: December 16 HPC & December 11 PZC

Thank you very much!

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)
jmalkosky@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, December 2, 2025 1:19 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: December 16 HPC & December 11 PZC

Ron Sandack will be the attorney for the HPC meeting.

Matt and I discussed Planet Depos and decided we wanted them there for the 11th. Scott Fintzen will be the attorney for that meeting.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 2, 2025 11:11 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: December 16 HPC & December 11 PZC

Hi David,

Two questions for you:

- 1) What is our attorney's name who will be attending the December 16th HPC meeting? I assume we are having an attorney there.
- 2) Can I cancel Planet Depos for the December 11th PZC meeting? If not, what is our attorney's name who will attend this meeting?

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)
jmalkosky@geneva.il.us

From: Stood, Emily
Sent: Friday, December 05, 2025 2:24:03 PM
To: DeGroot, David
Subject: Packet Draft

See attached.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Malkosky, Jessie
Sent: Monday, December 01, 2025 10:35:25 AM
To: Planet Depos
Cc: Stood, Emily; DeGroot, David
Subject: City of Geneva - December 16th HPC Meeting

Hello Planet Depos,

Please be advised that we would like your services for the December 16th Historic Preservation Commission public hearing at 7 pm at the Geneva City Hall – Council Chambers, 109 James Street, Geneva.

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Monday, December 01, 2025 10:33:22 AM
To: DeGroot, David; Stood, Emily
Subject: RE: 4 E State Street - HPC Meeting

Great. I'll let them know.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Monday, December 1, 2025 10:32 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: 4 E State Street - HPC Meeting

Absolutely!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Monday, December 1, 2025 10:31 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 4 E State Street - HPC Meeting

Hi David,

Just emailing to confirm, we *do* want Planet Depos at the December 16th HPC meeting, right?

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Tuesday, December 02, 2025 11:10:43 AM
To: DeGroot, David
Subject: December 16 HPC & December 11 PZC

Hi David,

Two questions for you:

- 1) What is our attorney's name who will be attending the December 16th HPC meeting? I assume we are having an attorney there.
- 2) Can I cancel Planet Depos for the December 11th PZC meeting? If not, what is our attorney's name who will attend this meeting?

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Monday, December 01, 2025 10:31:18 AM
To: DeGroot, David; Stood, Emily
Subject: 4 E State Street - HPC Meeting

Hi David,

Just emailing to confirm, we *do* want Planet Depos at the December 16th HPC meeting, right?

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: DeGroot, David
Sent: Tuesday, January 13, 2026 12:24:05 PM
To: Malkosky, Jessie; Stood, Emily; Stahr, Kevin
Subject: RE: 4 E State Street Website Update

Thanks Jessie. Here are my thoughts:

Following its [Dec. 16 public hearing](#), the City's Historic Preservation Commission (HPC) unanimously voted to deny the proposed demolition.

On Dec. 17, the applicant requested an appeal of the decision. An appeal is required to be considered by the City Council within 30 days.

A special City Council meeting was held at 7 p.m. Jan. 12, 2026, at Geneva City Hall. A reversal or modification of the commission's determination requires not less than two-thirds of the alderpersons holding office (7 votes). At the City Council meeting, 6 alderpersons voted in favor of overturning the HPC and 4 voted to uphold the HPC's decision. ~~Overturning the HPC decision requires 7 votes.~~ As such, the appeal failed and demolition is denied.

City Council and Historic Preservation Commission meetings air live on Geneva Broadcast Network, which can be viewed on Comcast Ch. 10, AT&T U-Verse Ch. 99, or the [City's YouTube channel](#). Previous meetings are also available to watch on YouTube. Interested parties may sign up to receive email alerts on the project's status through the "[Notify Me](#)" feature found on the City's website. Provide your email and select "Development Projects" to stay informed.

If you have questions, please contact our Community Development Department staff.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, January 13, 2026 11:37 AM
To: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
Subject: 4 E State Street Website Update

Hello all,

Before I set up the News Flash I edited the website to reflect the City Council decision last night. Would you all mind letting me know your opinion on the wording, and whether it is accurate or not?

<https://www.geneva.il.us/1667/4-E-State-Street-Historic-Landmark-Demol>

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: DeGroot, David
Sent: Tuesday, January 13, 2026 2:44:11 PM
To: McCready, Benjamin
Subject: FW: Comprehensive Plan Update

FYI....

Per our discussion the other day. The mayor seemed comfortable with this list and adding other taxing bodies. I think it makes some sense for you to be on as the staff liaison to SPAC. I'll discuss with Alex but don't want her to feel excluded either.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Wednesday, December 17, 2025 9:08 AM
To: Burns, Kevin <kburns@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>
Subject: Comprehensive Plan Update

Good morning,

With the contract for the Comprehensive Plan update now approved, I will reach out to Lakota about an official schedule. Early on we will need to decide if we want the Planning & Zoning Commission to act as the Plan Commission required by State Statute (I assume we do, as we have in the past) and what the composition of the steering committee should look like. My initial thoughts for City participation on the steering committee include:

Chairman of the PZC
Chairman of the HPC
PW Director or Asst. PW Director
ED Director
CD Director
City Administrator or Asst. City Administrator
Two Alderpersons
Mayor

Your thoughts on this list? Any other organizations you think should be represented on the steering committee (school, park, etc.)? We have time but I wanted to at least get the wheels spinning on this.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Tuesday, January 13, 2026 8:21:32 AM
To: Malkosky, Jessie
Cc: Buesing, Matthew
Subject: 4 E State St

Good morning,

The appeal failed. 6 voted in favor of overturning the HPC and 4 voted to uphold their decision. Overturning the HPC required 7 votes so the appeal failed.

Please update the website as time allows.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: DeGroot, David
Sent: Wednesday, January 07, 2026 11:57:09 AM
To: Stood, Emily
Subject: RE: December HPC Minutes

These look good to me. Thank you.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, January 7, 2026 9:39 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: December HPC Minutes

Good morning,

Attached is an updated draft with individual findings of fact on the 4 E State case.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David
Sent: Wednesday, January 07, 2026 1:34:28 PM
To: Fornari, Jeanne; Voigt, Alex
Subject: CC packet for 1/12

Good afternoon,

Please see the attached packet for the meeting next week.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, January 09, 2026 11:36:34 AM
To: Voigt, Alex
Subject: Request for Legal Opinion

Good morning,

Please see the attached. Let me know if you have any questions or need any additional information.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: DeGroot, David
Sent: Tuesday, January 06, 2026 4:14:24 PM
To: Voigt, Alex; Sandack, Ron
Subject: DRAFT - Executive Summary and Resolution for Jan 12th CC meeting

Good afternoon,

Please see the attached draft materials for your review.

Emily is working to finalized the meeting minutes, we will then upload the staff report, minutes and transcripts to the project webpage.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 2:06:43 PM
To: Stood, Emily
Cc: Malkosky, Jessie; Buesing, Matthew; Stahr, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Thanks. I don't think a news flash is necessary.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 30, 2025 2:05 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Since Jessie is out Matt just helped me get it posted. K*, do we want to send out a newsflash since an additional document has been posted?

Sorry for missing that originally.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, December 30, 2025 1:13 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

The staff report for 4 E State Street states that the Resolution 2019-73 is attached, but it was not and is not on the Development Projects page. Can we please correct this?

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 3:31:32 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

I have received a request for the proforma analysis referenced below and am attaching for everyone's benefit.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 1:29:54 PM
To: Voigt, Alex
Cc: Stood, Emily; Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:43 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

David, when time permits can you please call Billy? It seems the email answers are only generating more questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.940.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Malecki, William <wmalecki@geneva.il.us>
Sent: Tuesday, December 30, 2025 11:02 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

William Malecki

Alderman 1st Ward

City of Geneva

Phone: (630) 232-0000, ext. 4002

Mobile: (630) 841-2742

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David
Sent: Monday, December 29, 2025 9:33:50 AM
To: Voigt, Alex; Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Sunday, December 28, 2025 6:45 PM
To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

FYI...

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Reinecke, Mark <mreinecke@geneva.il.us>
Sent: Sunday, December 28, 2025 2:52 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Hi Alex,
I've had a chance to review the attached files and have a question. The Shodeens had Altus Works complete a Mill Race Assessment Report outlining the development of the Blacksmith Shop. The report summary states that it will support "an adaptive reuse of historic Mill Race to serve as an office or retail space." It would "preserve and repair historic building elements while incorporating new elements that are sympathetic to existing building fabric." It included rebuilt masonry and steel supports, as well as mechanical, electrical, and plumbing. The total cost of design and construction was estimated to be \$ 1,461,849. Why have they walked away from this plan? Are there things that might be done to induce them to reconsider it? This would seem to be a sensible path forward. What are your thoughts?
Thanks very much,
Mark

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03:23 AM
To: Voigt, Alex
Cc: Fornari, Jeanne
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

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Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 1:13:13 PM
To: Stood, Emily
Cc: Malkosky, Jessie
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

The staff report for 4 E State Street states that the Resolution 2019-73 is attached, but it was not and is not on the Development Projects page. Can we please correct this?

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David
Sent: Monday, December 29, 2025 10:42:34 AM
To: Tymoszenko, Cathleen
Subject: FW: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

FYI..... happy to chat if needed before our 1 pm

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)

ddegroot@geneva.il.us

From: DeGroot, David

Sent: Monday, December 22, 2025 12:13 PM

To: Burns, Kevin <kburns@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Good afternoon,

Please see my comments in the attachment. I reserved an hour for us next Monday before our meeting with Dave. Let me know if you think we need more time.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)

ddegroot@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>

Sent: Sunday, December 21, 2025 1:04 PM

To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

See attached...

KB

From: Voigt, Alex <avoigt@geneva.il.us>

Sent: Saturday, December 20, 2025 10:36 AM

To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

I think this looks great, my thoughts are in bold below.

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>

Sent: Friday, December 19, 2025 10:12 AM

To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Importance: High

Alex, David & Ron,

Below is a stream of consciousness amendment/agreement related to the demolition of the structure at 4 E. State Street relevant to the advancement of redevelopment of property along the southeastern shore of Rt. 25 & Rt. 38.

There's a lot to digest so just let me know when you'd like to discuss and dissect. J

KB

DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

1. ~~Upon careful and responsible disassembling of the structure (avoiding merely bulldozing), materials deemed worthy of preserving for monument design, development and installation shall be relocated from 4. E. State parcel and stored in a location agreed upon and authorized by the City. Costs associated with such work shall be paid for with TIF funds. ***I don't think we should commit to this.***~~
2. Remaining material from the disassembled structure will be offered to the GHM as a right-of-first-refusal to be used for purposes including but not limited to, collections, fundraising (selling pieces), etc.
3. Preserve sufficient material from structure to design and develop an educational structure (monument) recognizing the erstwhile Blacksmith Shop and its relationship to the City for public benefit and place said structure (monument) on or in close proximity to the redevelopment of the 4 E. State parcel. ***Does it have to be a separate monument? Or can it be incorporated into the structure and signed as such, or something along those lines?***
4. Design of said monument to be directed by a panel of citizens appointed by the City and will include at least 2 representatives of the City Council, 1 representative from GHM, 1 representative of the Shodeen Group/Foundation (??? not sold on Shodeen rep), 1 representative from the City's Historic Preservation Commission and 1 one at-large community representative. ***I would like to discuss this more, this part makes me nervous. We need a process that will help rebuild the relationship between the community and Shodeen – this could inhibit this. I like the spirit of it, but given the poor relationship would need to be very carefully managed.***
5. All costs associated with the design, development and installation of said monument will be paid for by a grant from the Shodeen Foundation and not to exceed \$_____

or...

All costs associated with the design, development and installation of said monument will be paid for by TIF funds as the monument is a "public benefit". Costs associated thereto will be deducted from the anticipated TIF request by Mill Race Land Company/Shodeen. ***I think the approval and or proposal to use public funds with the fines out in the wind would be a bad idea.***

6. Perpetual care of said monument shall be paid for by TIF funds and upon expiration of the TIF said costs shall be transferred to the City (just as the "Rain Man" statute on S. Third Street). ***Same comment as above.***
7. Payment of fines assigned to the Mill Race Land Company shall be recouped by the City (effective dates of aggregate fines tbd) by means of subtracting said amount of fines from anticipated TIF request by Mill Race Land Company/Shodeen and approved by the City. ***This needs to be front and center and carefully articulated. Top of the fold as they say.***

NOTE:

Per our own code we need to add dates and expectations of when disassembling of structure must commence.

Notice that I have not included any redevelopment deadline submittal date...should I/we?

From: DeGroot, David
Sent: Wednesday, December 17, 2025 9:09:22 AM
To: Burns, Kevin
Cc: Voigt, Alex
Subject: RE: Comprehensive Plan Update

Ignore Tesla.....I tried to change Tesla to Lakota and sent too soon.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: DeGroot, David

Sent: Wednesday, December 17, 2025 9:08 AM
To: Burns, Kevin <kburns@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>
Subject: Comprehensive Plan Update

Good morning,

With the contract for the Comprehensive Plan update now approved, I will reach out to Tesla about an official schedule. Early on we will need to decide if we want the Planning & Zoning Commission to act as the Plan Commission required by State Statute (I assume we do, as we have in the past) and what the composition of the steering committee should look like. My initial thoughts for City participation on the steering committee include:

Chairman of the PZC
Chairman of the HPC
PW Director or Asst. PW Director
ED Director
CD Director
City Administrator or Asst. City Administrator
Two Alderpersons
Mayor

Your thoughts on this list? Any other organizations you think should be represented on the steering committee (school, park, etc.)? We have time but I wanted to at least get the wheels spinning on this.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Wednesday, December 17, 2025 9:07:48 AM
To: Burns, Kevin
Cc: Voigt, Alex
Subject: Comprehensive Plan Update

Good morning,

With the contract for the Comprehensive Plan update now approved, I will reach out to Tesla about an official schedule. Early on we will need to decide if we want the Planning & Zoning Commission to act as the Plan Commission required by State Statute (I assume we do, as we have in the past) and what the composition of the steering committee should look like. My initial thoughts for City participation on the steering committee include:

Chairman of the PZC
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PW Director or Asst. PW Director
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Two Alderpersons
Mayor

Your thoughts on this list? Any other organizations you think should be represented on the steering committee (school, park, etc.)? We have time but I wanted to at least get the wheels spinning on this.

Thanks,

David DeGroot
Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Monday, December 15, 2025 10:09:39 AM
To: 'Dave Patzelt'
Subject: RE: HPC meeting

Good morning,

Yes, the meeting will be broadcast live. See the link below for ways to watch:

<https://www.geneva.il.us/876/Geneva-Broadcast-Network>

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, December 12, 2025 12:20 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Are you able to answer this question?

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19 PM
To: Emily Stood (estood@geneva.il.us) <estood@geneva.il.us>
Subject: HPC meeting

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: DeGroot, David
Sent: Monday, December 15, 2025 9:47:00 AM
To: Stood, Emily; 'Paul Zellmer'; 'Ron Sandack'
Subject: RE: December HPC Meeting

I think if we meet at 6:15 we should be fine. Looping in Ron too.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, December 11, 2025 4:31 PM
To: 'Paul Zellmer' <pzellmer@thejenkinsgroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: December HPC Meeting

1 hour would probably be fine, but I'm going to loop David in just in case. I'll be out tomorrow so I'm just making sure there are additional eyes on scheduling!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Thursday, December 11, 2025 4:18 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sure,

5 pm or 5:30? How long is 1 hr enough?

pz
|

|
Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 3:35?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Paul,

It looks like Ron is not available on Friday morning. Would it be possible for you to just come a little early on Tuesday to speak with him?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 9:39?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Hope you're doing well! Our city attorney, Ron Sandack, is interested in a quick pre-conference before the meeting on Tuesday to go over the Public Hearing and this specific application, since you will be leading the meeting. If you have any availability between now and Tuesday, please let me know, and I can work to arrange some time.
I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: DeGroot, David
Sent: Wednesday, December 10, 2025 3:15:30 PM
To: Stood, Emily
Subject: RE: December HPC Meeting

Ron is not available Friday morning. Should we plan on Tuesday before the meeting?

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, December 10, 2025 2:51 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: December HPC Meeting

Paul is available to meet on Friday, preferably in the morning!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

|

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Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 9:39?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Hope you're doing well! Our city attorney, Ron Sandack, is interested in a quick pre-conference before the meeting on Tuesday to go over the Public Hearing and this specific application, since you will be leading the meeting. If you have any availability between now and Tuesday, please let me know, and I can work to arrange some time.

I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: DeGroot, David
Sent: Monday, December 01, 2025 10:31:40 AM
To: Malkosky, Jessie; Stood, Emily
Subject: RE: 4 E State Street - HPC Meeting

Absolutely!

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Monday, December 1, 2025 10:31 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 4 E State Street - HPC Meeting

Hi David,

Just emailing to confirm, we *do* want Planet Depos at the December 16th HPC meeting, right?

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 02, 2025 1:18:43 PM
To: Malkosky, Jessie
Subject: RE: December 16 HPC & December 11 PZC

Ron Sandack will be the attorney for the HPC meeting.

Matt and I discussed Planet Depos and decided we wanted them there for the 11th. Scott Fintzen will be the attorney for that meeting.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 2, 2025 11:11 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: December 16 HPC & December 11 PZC

Hi David,

Two questions for you:

- 1) What is our attorney's name who will be attending the December 16th HPC meeting? I assume we are having an attorney there.
- 2) Can I cancel Planet Depos for the December 11th PZC meeting? If not, what is our attorney's name who will attend this meeting?

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Furnish, Larry
Sent: Tuesday, January 13, 2026 2:49:53 PM
To: Erica Eysturlid; Kilburg, Dean
Subject: Re: vote no to petition to demolish historic Blacksmith shop

Hi Erica

This is the only email that I have on this account. You mentioned that you text me also. I could not find any text messages . I would like you to resend the text to 6303637854.

I do respond to people in Geneva that reach out to my email or text. Some questions are directed to multiple people and if someone else sends the question to the responsible party, I usually do not duplicate the message. I also talk to people while out in the community.

I would be available to meet with you to talk about the Mill Race Inn or any other issues.

Thanks

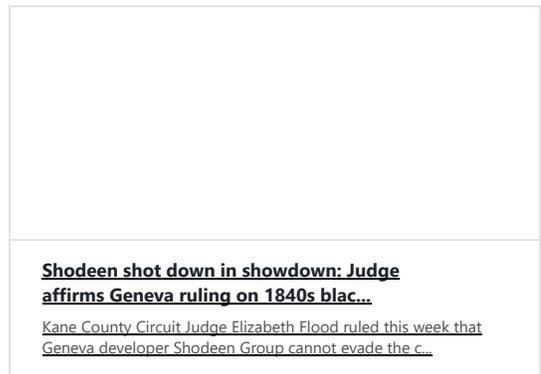
Larry Furnish
From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."



There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument, that also fell flat as why weren't other vacant buildings (Campana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.

6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturid

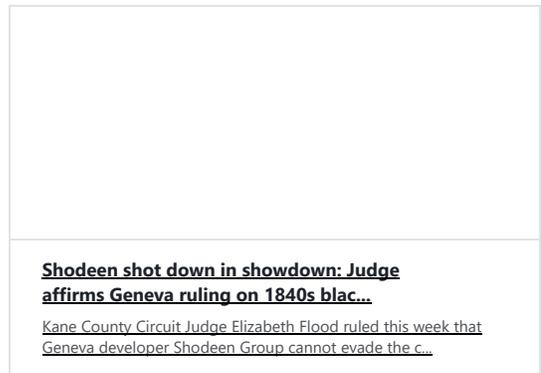
From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."



There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument, that also fell flat as why weren't other vacant buildings (Campana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.
6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturlid

From: Lee Eysturlid
Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

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Hello:

This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the growing fine the owner is incurring for violating Geneva's building maintenance code. Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturlid
108 Oak St, Geneva

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Robert Swanson
Sent: Thursday, January 08, 2026 8:15:34 PM
To: Reinecke, Mark; Palmquist, Jeff
Cc: Kilburg, Dean; Malecki, William
Subject: Demolition of Historic Landmark

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Dear Alderpersons,

The current demolition request for 4 E. State is going to be decided on January 12th, and I wanted to share my thoughts on the matter with you.

I realize you all are aware of the previous votes on this matter, as well as the legal decisions that have been issued in the last year or so. All of these votes/decisions were to maintain and protect the landmark status of the blacksmith structure.

While I agree with the past decisions, I also believe that the current petition presents a threat to the City's landmark ordinance.

The landmark status was granted without any time limit for redevelopment. The City has worked with the owner to determine a potential redevelopment project, and viable options were identified.

City Code 10-6-10 Part 13 C states that buildings and structures designated as a historic landmark shall be maintained and protected from demolition that results from neglect or undeterred deterioration of the exterior features or structural elements. This Duty to Maintain specifically requires the owner of record to repair any deficient element contributing to material deterioration of the structure. I see the refusal of the owner to properly protect the structure from the elements as evidence of this breach. The courts agreed.

To my knowledge, the owner has not presented a redevelopment plan since the conclusion of the charette project. A presentation of a plan would allow for the City and the owner to work through some of the potential obstacles to moving forward. One key point to work through would be the extent that TIF financing is available for this redevelopment. A key provision to our landmark ordinance is that demolition is considered only when all other redevelopment options have been exhausted. (CC 10-6-10 4) How can all options be considered exhausted when none have been presented? It seems like a decision to allow demolition at this point in time is rewarding the owner for not maintaining the structure, as well as for not presenting any type of redevelopment plan. Would the City allow this failure to maintain our historic, protected, structures in the Historic District to occur for years?

The landmark owner stated at the last HPC meeting that no redevelopment plan will be presented as long as the blacksmith shop remains. This statement indicates a complete refusal to even attempt to exhaust all redevelopment options. This intransigence should not be rewarded. The historic preservation and landmark ordinances of the City deserve support and compliance.

Finally, I do not believe that demolition of the blacksmith structure is in the best interest of the majority of residents. There are many ways to evaluate this question, and arguments for both sides of demolition could be considered valid.

Is the best interest of the majority of residents determined by the highest EAV for the property? The greatest sales tax generated? The largest draw of out-of-town visitors? The priceless value of the sightline of the riverfront and the downtown? The potential benefits of being the only Fox River town with a renovated pre-Civil War industrial structure that once was the life blood of most river towns?

Demolition of the structure would eliminate some of the positive outcomes for residents that I mentioned above. I do not believe that the passage of time, and deterioration of the structure from neglect, should become the main drivers to evaluate the best interests of the majority of residents. Clearly, the majority of residents want the current status of the site to be improved. That does not mean that demolition is the only path forward to resolving this impasse.

I appreciate all of your efforts and work. You have a difficult, but clear, decision to make on Monday.

Thanks,

Bob Swanson
1202 Dunstan Rd.
Geneva, IL 60134

From: Scott
Sent: Sunday, December 28, 2025 3:04:51 PM
To: Kilburg, Dean; Furnish, Larry
Cc: Burns, Kevin
Subject: Please save the 1840s blacksmith shop!

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I live in the Third Ward 3 blocks southeast of the 180-year-old blacksmith shop and value Geneva's heritage. Please do not overrule or modify the HPC's unanimous decision (I submitted comments before their meeting). The property owners knew what they were getting into. I'm fine with putting a roof on it and strengthening it, with a nice sign, with graphics, telling the many passersby on 38 what it is. It is so much more important to our city than a structure one might find in, say, Schaumburg.

Thank you for your consideration and your service.

-- Scott McMurray
302 Chalmers Street

From: Colin C. Campbell
Sent: Saturday, December 27, 2025 1:37:48 PM
To: Kilburg, Dean
Subject: The Blacksmith Shop

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Alderman Kilburg,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change its mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Dave Patzelt
Sent: Thursday, December 11, 2025 8:20:02 AM
To: Kilburg, Dean
Subject: Letter to HPC from Lindenberg 120225.pdf

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Good morning.

Apparently, there is at least one and may be more letters about the demolition of the Blacksmith shop floating around that I have not seen and that have not been posted on the City website. A copy of one example is attached. This was not included in the batch I provided to you. I have reached out to Emily to find out if there are more letters than this one.

From: Dave Patzelt
Sent: Tuesday, December 09, 2025 12:24:14 PM
To: Kilburg, Dean
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

As a follow-up to our conversation yesterday, for your information regarding our demolition permit application for the former blacksmith shop, attached are copies of the letters that have been sent to the city in support of the demolition request. Feel free to share with anyone you would like.

Dave

From: Kevin O'Neill
Sent: Monday, December 15, 2025 9:36:53 AM
To: Stood, Emily
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Thanks, see you then. Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:36 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Yes, that's great! I will add you to my calendar and see you then.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Monday, December 15, 2025 9:35 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Would Friday, Dec. 19th at 11:00 am work for you? Thanks, Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:18 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

Happy to meet! We have an HPC meeting this Tuesday that has me pretty busy for the first half of the week, but Thursday or Friday I am available any time. If either of those days works please let me know.

As an aside, I saw the church lit up for Christmas during the Cookie Walk, and it looked great! I was very excited to see it.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Sunday, December 14, 2025 2:52 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

I hope all is well with you. I'd like to schedule a meeting with you to review a new project at UUSG. We will be installing security cameras on the building and electronic entry devices on the doors in the next couple of months. Before we sign with a contractor, I want your advice on how to proceed with the Historic Preservation Commission. Are you available before the end of the year, say next week December 15th?

Thanks,
Kevin O'Neill
Facilities & FEMA Grant Team Lead
Unitarian Universalist Society of Geneva (UUSG)
102 S. 2nd Street
Geneva, IL 60134
630-532-8751

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Please do not print this email unless it is absolutely necessary.

From: Kevin O'Neill
Sent: Monday, December 15, 2025 9:34:36 AM
To: Stood, Emily
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Would Friday, Dec. 19th at 11:00 am work for you? Thanks, Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:18 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

Happy to meet! We have an HPC meeting this Tuesday that has me pretty busy for the first half of the week, but Thursday or Friday I am available any time. If either of those days works please let me know.

As an aside, I saw the church lit up for Christmas during the Cookie Walk, and it looked great! I was very excited to see it.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Sunday, December 14, 2025 2:52 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Hi Emily,

I hope all is well with you. I'd like to schedule a meeting with you to review a new project at UUSG. We will be installing security cameras on the building and electronic entry devices on the doors in the next couple of months. Before we sign with a contractor, I want your advice on how to proceed with the Historic Preservation Commission. Are you available before the end of the year, say next week December 15th?

Thanks,
Kevin O'Neill
Facilities & FEMA Grant Team Lead
Unitarian Universalist Society of Geneva (UUSG)
102 S. 2nd Street
Geneva, IL 60134
630-532-8751

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Monday, December 15, 2025 9:17:45 AM
To: 'Kevin O'Neill'
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

Happy to meet! We have an HPC meeting this Tuesday that has me pretty busy for the first half of the week, but Thursday or Friday I am available any time. If either of those days works please let me know.

As an aside, I saw the church lit up for Christmas during the Cookie Walk, and it looked great! I was very excited to see it.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>

Sent: Sunday, December 14, 2025 2:52 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Hi Emily,

I hope all is well with you. I'd like to schedule a meeting with you to review a new project at UUSG. We will be installing security cameras on the building and electronic entry devices on the doors in the next couple of months. Before we sign with a contractor, I want your advice on how to proceed with the Historic Preservation Commission. Are you available before the end of the year, say next week December 15th?

Thanks,
Kevin O'Neill
Facilities & FEMA Grant Team Lead
Unitarian Universalist Society of Geneva (UUSG)
102 S. 2nd Street
Geneva, IL 60134
630-532-8751

From: Stood, Emily
Sent: Friday, December 05, 2025 10:42:19 AM
To: 'info@arooofingpro.com'
Subject: 301 Hamilton Street Roofing Permit HPC Review

Good morning,

I am working through the HPC review of your recent permit application for the garage roof at 301 Hamilton St in Geneva. I see that you have included the color options for Timberline HDZ shingles, but the paperwork I was given does not include the specific color proposed for the garage. Will it just be matching existing, or will there be a change?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Jamie Hendon
Sent: Friday, December 05, 2025 11:05:03 AM
To: Stood, Emily
Subject: Re: 301 Hamilton Street Roofing Permit HPC Review

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thank you
Jamie Hendon
American Restoration Group

708.453.7663

Jamie@aroofingpro.com

[AmericanRestoration.Group](#)

1901 N Roselle Road Suite 800
Schaumburg, IL 60195

[Google Review](#)

On Fri, Dec 5, 2025 at 11:01?AM Stood, Emily <estood@geneva.il.us> wrote:

Sounds good, thank you for the quick response! As it's like for like I'll be able to administratively approve it and keep the review process moving, so that documentation will be along shortly.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Jamie Hendon <jamie@aroofingpro.com>

Sent: Friday, December 5, 2025 10:58 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: 301 Hamilton Street Roofing Permit HPC Review

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Emily,

We do not have the exact color name for what is currently on the home. I have attached a photo of the roof shingles currently on the roof, it looks like we are replacing it with matching colors.

Thank you,

Jamie Hendon
American Restoration Group

|

708.453.7663

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|

Jamie@aroofingpro.com

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[AmericanRestoration.Group](#)

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1901 N Roselle Road Suite 800
Schaumburg, IL 60195

[Google Review](#)

On Fri, Dec 5, 2025 at 10:42?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning,

I am working through the HPC review of your recent permit application for the garage roof at 301 Hamilton St in Geneva. I see that you have included the color options for Timberline HDZ shingles, but the paperwork I was given does not include the specific color proposed for the garage. Will it just be matching existing, or will there be a change?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

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From: Stood, Emily
Sent: Friday, December 05, 2025 11:01:50 AM
To: 'Jamie Hendon'
Subject: RE: 301 Hamilton Street Roofing Permit HPC Review

Sounds good, thank you for the quick response! As it's like for like I'll be able to administratively approve it and keep the review process moving, so that documentation will be along shortly.

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Jamie Hendon <jamie@aroofingpro.com>
Sent: Friday, December 5, 2025 10:58 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 301 Hamilton Street Roofing Permit HPC Review

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Emily,

We do not have the exact color name for what is currently on the home. I have attached a photo of the roof shingles currently on the roof, it looks like we are replacing it with matching colors.

Thank you,

Jamie Hendon
American Restoration Group

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708.453.7663

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|

jamie@aroofingpro.com

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[AmericanRestoration.Group](#)

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1901 N Roselle Road Suite 800
Schaumburg, IL 60195

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[Google Review](#)

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matching existing, or will there be a change?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

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From: Jamie Hendon
Sent: Friday, December 05, 2025 10:58:15 AM
To: Stood, Emily
Subject: Re: 301 Hamilton Street Roofing Permit HPC Review

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Emily,

We do not have the exact color name for what is currently on the home. I have attached a photo of the roof shingles currently on the roof, it looks like we are replacing it with matching colors.

Thank you,

Jamie Hendon
American Restoration Group

708.453.7663

Jamie@arofingpro.com

[AmericanRestoration.Group](#)

1901 N Roselle Road Suite 800

Schaumburg, IL 60195

[Google Review](#)

On Fri, Dec 5, 2025 at 10:42?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning,

I am working through the HPC review of your recent permit application for the garage roof at 301 Hamilton St in Geneva. I see that you have included the color options for Timberline HDZ shingles, but the paperwork I was given does not include the specific color proposed for the garage. Will it just be matching existing, or will there be a change?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: 630.232.0000. 4310

estood@geneva.il.us

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From: Jon Rae
Sent: Wednesday, December 17, 2025 3:25:21 PM
To: Stood, Emily
Subject: Re: 521 South Street HPC Review

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Thank you! And thank you for putting me on the front of the meeting! There was quite a crowd for the next one!

Thanks again!

Jon Rae
JON R Construction, Inc.
918 Glenmore Lane
Elgin, IL 60124
(847) 697-3368
(312) 215-6654
jrae@jonrconstruction.com

On Dec 17, 2025, at 8:48?AM, Stood, Emily <estood@geneva.il.us> wrote:

?

Good morning Jon,

Attached is your approved HPC review for the permit change at 521 South Street. Thank you as always for working with the HPC!

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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<south_st_521_hpcapprovalpckg_12-17-2025.pdf>

From: Anaïs Bowring
Sent: Wednesday, January 14, 2026 1:13:12 PM
To: Stood, Emily
Subject: Re: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

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Thanks Emily!

I've been trying to make sure with our contractor that this is the right product. I'll make sure to let you know by tomorrow if there is any change to this, but I think we would use this: <https://www.menards.com/main/building-materials/siding/steel-siding/cut-to-length-premium-pro-snap-reg-steel-panel/bronze1559814-32/p-1444448555354-c-5837.htm>

Thanks again for the follow-up :)

Best,
Anaïs

On Jan 14, 2026, at 12:12?PM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hi Anaïs!

I'm working on your packet right now and just want to check in on those metal roof specs! You still have some time since I'll be posting Friday morning but I wanted to reach out while I was thinking about it.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>
Sent: Monday, January 12, 2026 9:22 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps
Importance: Low

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That sounds great! Makes complete sense. Thanks Emily!

Best,
Anaïs

On Jan 12, 2026, at 3:27?PM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hi Anaïs,

Just a follow up from our call! I spoke to Brian and his advice was to just wait until you're able to do some exploratory demo to make any changes to your plans on the structure of the porch. There are a few options, such as additional piers, that could work with the structural changes in case the long rim joist idea ends up not seeming successful after that demo. He just wanted to make you aware to try to minimize surprises (as I'm sure you've already experienced is common with historic work.) For now, our advice is to work through the HPC approval process and then just stay in contact through the demo and construction process on any changes to the permit! Hopefully that relieves some stress in working out that detail of the permit change.

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 7, 2026 3:36 PM
To: 'Anaïs Bowring' <anaisbowring@gmail.com>
Subject: RE: Porch Roof and Steps

Hi Anaïs,

Thank you for the updated drawing and this form! We are processing that and beginning work on the packet now. I'll make a note of that roof pitch and the code in the packet so the Commission is aware ahead of time. I'll also keep an eye out for the info on roofing materials.

Before we get ahead of ourselves (and while the weather is still decent) I would recommend just triple checking the ability to fasten the future porch to the frame of the house, as drawn (of course just lower), rather than needing to fasten that to your foundation. Like I

mentioned, that would end up being a structural change and require more oversight from Building. When I mentioned these updates to Brian today, he brought that up again as a concern that might lengthen permit review time, so I just want to give you as much time as possible in case that ends up being a concern. In the meantime, I'll keep up the work on the HPC review!

Have a good day, and feel free to reach out!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>
Sent: Tuesday, January 6, 2026 7:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Porch Roof and Steps

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Thanks, Emily!

Thanks so much for all the info! I reviewed the guidelines you linked to, and since I don't think that there are any original materials or particularly historic design/details for the porch roof, I didn't see much there that seemed very relevant to this proposed change. I also went back and remeasured the blueprints more carefully, and I think the shed roof pitch is actually 2.2:12 not 2.7:12. Separately, I sent a version of the East elevation with a seamed metal roof drawn in with 12" seams. I don't have more info yet on the specific materials for the roof, but have reached out to our contractor to ask for that.

Here is the application front form; I'll plan to drop off a signed copy tomorrow.

Thanks!

Anaïs Bowring (she/her)
703-927-7224

On Tue, Jan 6, 2026 at 2:54?PM Stood, Emily <estood@geneva.il.us> wrote:

Just got an alert this might not have sent so resending just in case. I'll link the guidelines instead of attaching them which should hopefully fix the issue.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thanks!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 6, 2026 1:57 PM
To: 'Anaïs Bowring' <anaïsbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>
Subject: Porch Roof and Steps

Hi Anaïs,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

1. Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
2. Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) [4310](tel:630.232.4310)

estood@geneva.il.us

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Wednesday, January 07, 2026 3:35:52 PM
To: 'Anaïs Bowring'
Subject: RE: Porch Roof and Steps

Hi Anaïs,
Thank you for the updated drawing and this form! We are processing that and beginning work on the packet now. I'll make a note of that roof pitch and the code in the packet so the Commission is aware ahead of time. I'll also keep an eye out for the info on roofing materials.

Before we get ahead of ourselves (and while the weather is still decent) I would recommend just triple checking the ability to fasten the future porch to the frame of the house, as drawn (of course just lower), rather than needing to fasten that to your foundation. Like I mentioned, that would end up being a structural change and require more oversight from Building. When I mentioned these updates to Brian today, he brought that up again as a concern that might lengthen permit review time, so I just want to give you as much time as possible in case that ends up being a concern. In the meantime, I'll keep up the work on the HPC review!

Have a good day, and feel free to reach out!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>
Sent: Tuesday, January 6, 2026 7:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Porch Roof and Steps

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Thanks, Emily!

Thanks so much for all the info! I reviewed the guidelines you linked to, and since I don't think that there are any original materials or particularly historic design/details for the porch roof, I didn't see much there that seemed very relevant to this proposed change. I also went back and remeasured the blueprints more carefully, and I think the shed roof pitch is actually 2.2:12 not 2.7:12. Separately, I sent a version of the East elevation with a seamed metal roof drawn in with 12" seams. I don't have more info yet on the specific materials for the roof, but have reached out to our contractor to ask for that.

Here is the application front form; I'll plan to drop off a signed copy tomorrow.

Thanks!
Anaïs Bowring (she/her)
703-927-7224

On Tue, Jan 6, 2026 at 2:54?PM Stood, Emily <estood@geneva.il.us> wrote:
Just got an alert this might not have sent so resending just in case. I'll link the guidelines instead of attaching them which should hopefully fix the issue.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thanks!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 6, 2026 1:57 PM
To: 'Anaïs Bowring' <anaisbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>
Subject: Porch Roof and Steps

Hi Anaïs,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

- Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
- Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: Anaïs Bowring
Sent: Tuesday, January 06, 2026 7:48:47 PM
To: Stood, Emily
Subject: Re: Porch Roof and Steps

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

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Anaïs Bowring (she/her)
703-927-7224

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Thanks!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Tuesday, January 6, 2026 1:57 PM

To: 'Anaïs Bowring' <anaïsbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>

Subject: Porch Roof and Steps

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- Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

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From: Anaïs Bowring
Sent: Tuesday, January 06, 2026 3:02:50 PM
To: Stood, Emily
Subject: Re: Tracing/drawings of steps

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Ok, great! I think I can add in a drawing with a seam metal roof and I've filled out the application form. Seems like we are in a bit of a grey zone with the roof pitch. Close to the absolute minimum recommended for asphalt, so metal works better (costs more), and I'd love to hear from our building department if they/our code has a recommendation.

On Jan 6, 2026, at 2:53?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Anaïs,

These drawings work! I think if you're able to just highlight where the metal roof would be proposed and send along some specs of what that material would be we'd have everything we need. I won't be starting on the packet today, so if it's easier to send that along by tomorrow morning that would be fine.

Thank you for being so quick!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>
Sent: Tuesday, January 6, 2026 2:15 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Tracing/drawings of steps

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

I used the blueprints to trace/amend thr stairs elevations to show what one fewer exterior step would look like. Can you let me know if you think this is adequate pictorial representation for an HPC review? If so, I'll fill out an application form for this amendment to our current application.

Thanks!

<image001.jpg>

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<image002.jpg>

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

<image003.jpg>

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From: Anaïs Bowring
Sent: Monday, January 05, 2026 12:03:23 PM
To: Stood, Emily; Daniel Bowring; DeGroot, David
Subject: Porch roof and steps

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

We wound up needing to find a new contractor for our porch project and one thing that came up in that search was that the angle of the roof on the porch is so shallow that it would be more appropriate for it to have a rubber or metal roof, rather than shingles, so that it was better able to shed water. While a new roof was not an explicit part of our HPC application (and I'm not sure that it is covered by HP guidelines), it does seem likely that the renovation process will likely require roof replacement.

I was curious what the HP take on such roofing materials was, and also if there are implications for installing solar panels (I don't know if you or David would know that) on a rubber or metal roof. From an aesthetic perspective, I think we would be more inclined toward a metal roof, and the contractor we are planning to work with thinks that the costs are about equivalent between the two.

Another change we are considering is lowering the floor of the porch so that the ceiling inside is not quite so low. That would mean one fewer step outside (and one interior step). Would that require us to present a new application to HPC, or is that something that could be administratively reviewed?

Thanks!
Anaïs Bowring (she/her)
703-927-7224

From: Susan Fallon
Sent: Wednesday, January 14, 2026 5:04:40 PM
To: Stood, Emily; Tim Fallon
Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you for your email, Emily. I left you a long voicemail. We would like to get the materials for the meeting to you as soon as possible.

After reading your email, my husband, Tim, pointed out that actually our windows are in fact aluminum facing out due to the storm triple tracks that are on the windows. Our decision, and an expensive one at that, to go with the Marvin elevate, vastly improves the contributing historic facade of our home.

We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

On Wednesday, January 14, 2026 at 01:58:06 PM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good afternoon Susan,

I've had some time to review your paperwork and the files we have on your property. According to our files, your home was constructed in 1957, which is within the 1835-1966 Period of Significance for the historic district, so it is actually rated as a Contributing historic building.

Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

The next deadline for HPC meeting materials is February 3rd, with the actual meeting scheduled for February 18th. I am happy to work with you during that period in gathering the additional information needed for this review, and can provide additional options for resources as needed. Like I said yesterday, we will be able to do this as one HPC review with a phased project to lessen the amount of meetings you need to attend. I'll keep an eye out for the additional materials and any messages from you to get ahead of this and make this process as smooth as possible for you.

I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

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From: Stood, Emily
Sent: Thursday, January 15, 2026 10:22:14 AM
To: 'Susan Fallon'; Tim Fallon
Subject: RE: 226 S River Ln

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.
In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.
Thank you for the detail on those existing storms as well. Typically storms are not applicable for HPC review because they are designed to be removable, so our focus is still on the body of the window which stays in the house year-round. If the storms are somehow physically combined with the normal windows, that is a different consideration.
Any photos like you mentioned on the phone would be great! I'll be able to include everything in the Staff Report for the HPC so they can understand the reason for the project visually as well as in writing.
Additionally, so that I can set you up for a meeting involving all the windows, please send along the specs for the other windows proposed for replacement when you can. I'll package those all together and label them in the Staff Report.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Wednesday, January 14, 2026 5:05 PM
To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>
Subject: Re: 226 S River Ln

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Thank you for your email, Emily. I left you a long voicemail. We would like to get the materials for the meeting to you as soon as possible.

After reading your email, my husband, Tim, pointed out that actually our windows are in fact aluminum facing out due to the storm triple tracks that are on the windows. Our decision, and an expensive one at that, to go with the Marvin elevate, vastly improves the contributing historic facade of our home.

We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

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Good afternoon Susan,

I've had some time to review your paperwork and the files we have on your property. According to our files, your home was constructed in 1957, which is within the 1835-1966 Period of Significance for the historic district, so it is actually rated as a Contributing historic building.

Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

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I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

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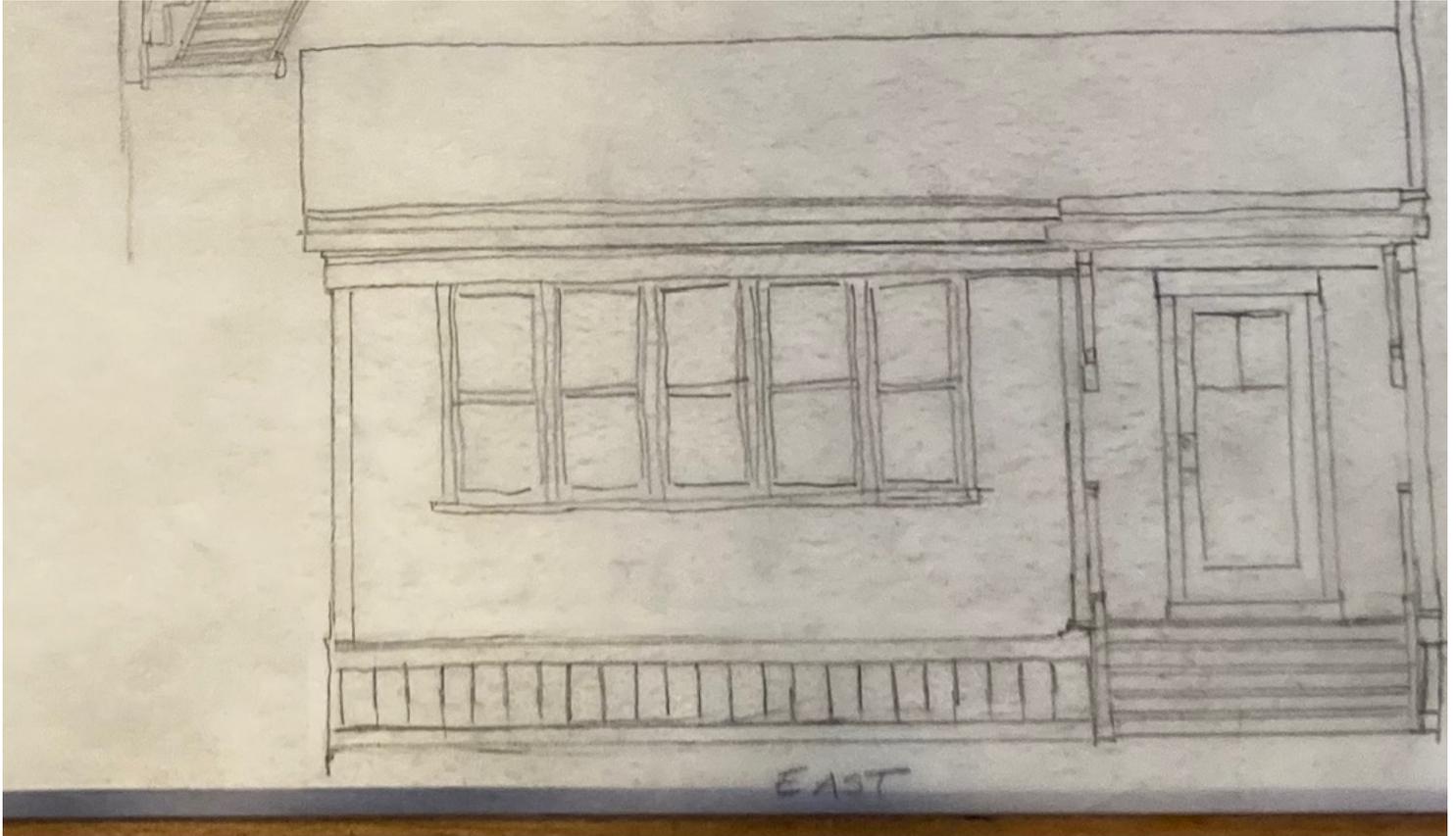
From: Anaïs Bowring
Sent: Tuesday, January 06, 2026 2:14:46 PM
To: Stood, Emily
Subject: Tracing/drawings of steps

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Hi Emily,

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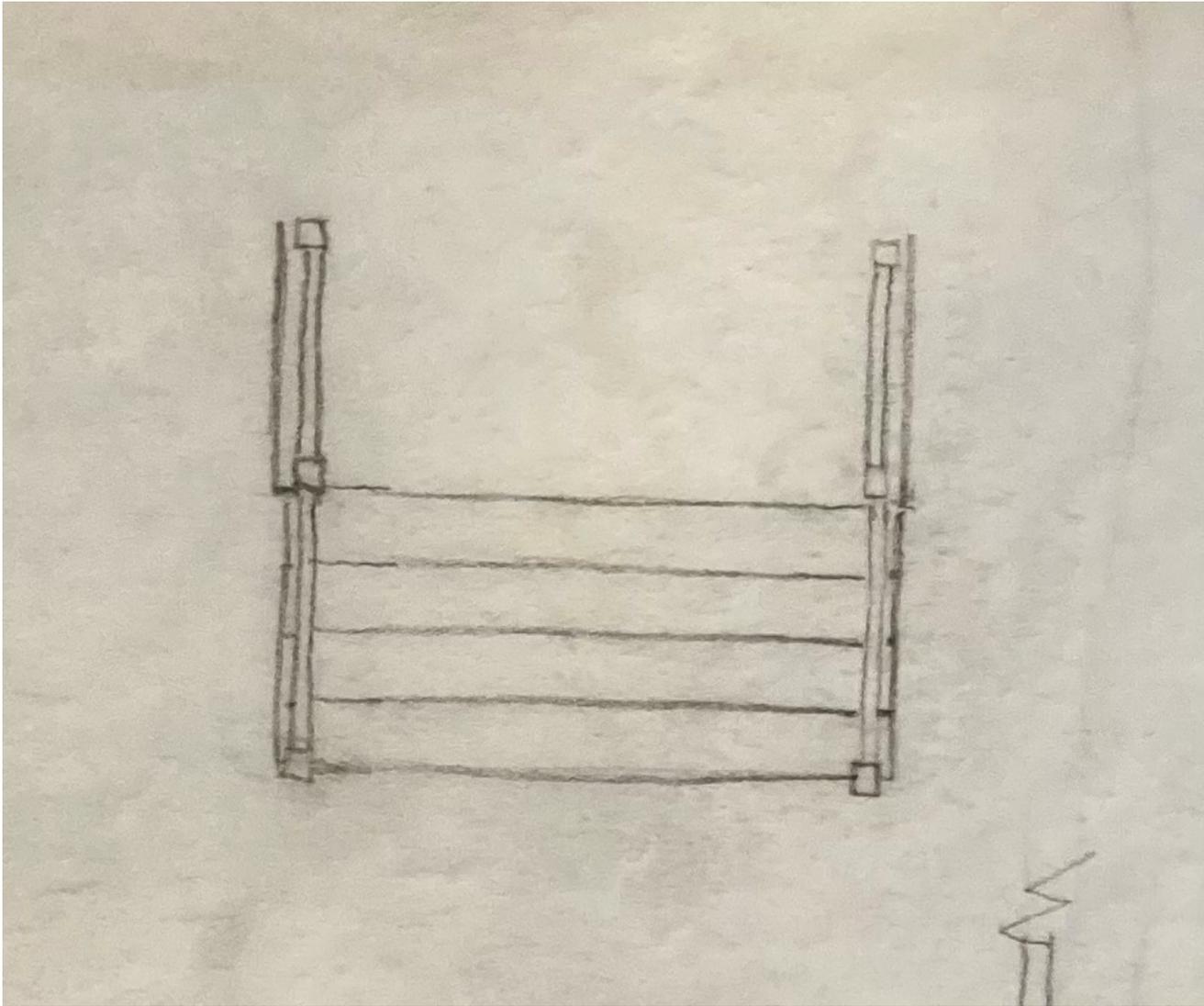
Thanks!



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From: Stood, Emily
Sent: Wednesday, January 14, 2026 1:58:00 PM
To: 'susanfallon@sbcglobal.net'
Subject: 226 S River Ln

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Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

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Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Steve Kuhn
Sent: Friday, January 16, 2026 5:32:02 PM
To: Stood, Emily
Subject: RE: January HPC Meeting

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Hi Emily - Thank you for the reminder. I will be there on Wednesday to answer any questions.

After reading your writeup within the agenda, I'd like to offer up some observations for additional clarification.

I would label my house design "English Arts & Crafts" vs. "Millennium Mansion". My architect labeled it as such.

We worked very hard to reduce the mass of the design to comply with the Geneva's zoning requirements...the home is very well designed to minimize mass.

We designed a "coach load" garage to push the mass back and to be more esthetically appealing with not having a traditional front load garage.

The peak of the house is 32' 3" from the 1st floor and the peak is pushed way back from the front at nearly ~100 ft from the front property line. The attached pdf of the front elevation is without the shed roof that is in the background on the west side. The shed roof in the originally provided CAD drawing makes the front look larger than it will appear in reality.

My house's height at its peak of 32' 3" is considerably lower than my next door neighbor's house to the east located at 502 S. Fourth Street. I'm assuming that the height of the house across the street at 422 S. Fourth Street is most similar to mine.

Best regards,
Steve

Steve Kuhn
President



o: 630-845-3215 f: 630-845-3229 | e: skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | w: HALO.com/Innova

HALO | The Power to Break Through

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 16, 2026 9:34 AM
Subject: January HPC Meeting

Good morning,

You are receiving this email as a reminder of the January HPC meeting, scheduled for **Wednesday, 1/21 at 7pm in Geneva City Hall – Council Chambers**. Your application is included in the Agenda and Staff Report, available at the linked Agenda Center. A representative of the project is required to attend the meeting in-person for discussion. Please note that the meeting will be on *Wednesday*, not Tuesday as is typical for HPC meetings, due to Monday's holiday. Feel free to reach out with any questions or concerns before the meeting.

[Agenda Center • Geneva, IL • CivicEngage](#)

Have a good weekend,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4310
estood@geneva.il.us

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From: Steve Kuhn
Sent: Tuesday, January 06, 2026 4:35:33 PM
To: Stood, Emily
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Thanks Emily...I'll see you the 21st.

Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

HALO | The Power to Break Through

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:34 PM
To: Steve Kuhn <skuhn@innovapfi.com>
Subject: RE: January HPC Meeting - Material Due Date Reminder

Hi Steve,

Thank you for these! You are on the agenda for the January meeting and I'll keep you updated as I build out your packet. As this is for more of a Concept Review, the conversation will be more informal than the last meeting you attended, but I hope you're able to get a lot out of it before returning for your Permit Review.

Have a good one,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 11:22 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Emily – Please see the attached plans as promised. Let me know if you have any questions.

All the best,
Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

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From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Friday, January 2, 2026 6:57 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: January HPC Meeting - Material Due Date Reminder

Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.
All the best,
Steve

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From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 2, 2026 4:33:33 PM
Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

Additionally, due to Martin Luther King, Jr. day, the January HPC meeting will **not** occur on Tuesday, the 20th, but on **Wednesday, the 21st**. As we've discussed, a representative of the project is required to be at the meeting for the discussion. The meeting will still begin at 7 pm and occur at City Hall. Additional reminders of that date will be sent closer to the meeting.

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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From: Steve Kuhn
Sent: Tuesday, January 06, 2026 4:50:08 PM
To: Stood, Emily
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Hi Emily – The attached will probably be helpful as well to include in the packet you prepare.

Thanks,
Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

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From: Steve Kuhn
Sent: Tuesday, January 6, 2026 4:36 PM
To: 'Stood, Emily' <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

Thanks Emily...I'll see you the 21st.

Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
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e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

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To: Steve Kuhn <skuhn@innovapfi.com>
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Emily Stood
Preservation Planner

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Desk: 630.232.0000, 4310
estood@geneva.il.us

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Emily Stood

Preservation Planner

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Thank you, and have a good weekend!

Emily Stood
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Please do not print this email unless it is absolutely necessary.

From: TJ Bollinger
Sent: Thursday, December 18, 2025 2:35:16 PM
To: Stood, Emily
Subject: Re: 501 South Street Garage

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I'm looking forward to reading through all this when I have a moment. In the meantime, I just want to get these drawings over to you to ask if they are sufficient for what you're looking for. We have decided that we are just going to pursue the full permit. So I want to be prepared by January 6 when the materials are due. I also have a list of construction materials in the form of a receipt. Is that sufficient?

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CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sent from my iPhone

On Dec 18, 2025, at 10:40?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
TJ,

Sounds good, we will keep an eye out for your message.

In future, my recommendation is that if you think reconstruction at this scale might be necessary, you mention it when you apply for the initial permit. That way, Staff and the Commission can work with you to get any preliminary approvals you might need ahead of time, instead of having to pause partway through the process. That way you would have the option to go further if you needed to, but wouldn't be required to do the full work if you didn't end up needing to. This is what many of the other contractors in the area do, and it works well for them, keeping properties in the district from ending up in this situation.

Our goal is always to be as efficient as possible, and one of the easiest ways to help that is to communicate early and often, especially in historic districts, as I'm sure you've experienced in your work. By encouraging that communication, and holding everyone to the same standard, we find that everyone expects the same system, which is a big part of our strategy in making the process applicant-friendly.

That said, we're always looking to improve the process, and appreciate comments from all applicants.

Thank you for the update on the lumber!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4310
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Wednesday, December 17, 2025 3:36 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily,

I need to meet with Chad and determine a direction. Which will likely be to push off any work until after permit approval, of which we don't even know we need, and time and money neither of us will get back if we don't need it.

It begs the question, what would the HPC have done if I opened this roof and then discovered that more work was needed? Force me to stop work with an exposed rafter system, causing a public safety issue and potentially more damage to an already old structure?

Surely there has to be a better and more efficient way on your end to handle situations like this. You are prestigious Geneva. It's an honor to work in your town. I hope that moving forward you as a committee figure out how to make your process more homeowner and contractor friendly. I can't say you have the best reputation in the industry. Driving away good contractors does nothing to help restore and keep historic Geneva alive and beautiful.

Just some unsolicited thoughts. I respect you enough to share them. Talk soon.

TJB

Sent from my iPhone

On Dec 17, 2025, at 3:26?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
TJ,

Yes, normal permit review would include an HPC meeting. Like I said on the phone, admin approval is typically not approved in this case due to the extent of work, and during our meeting today our team agreed that we would not be able to make exceptions. In any case, permit documents

should be submitted before work is done.

As long as all materials are prepared, it is typical that only one HPC meeting would be required. This case is different from the siding case you experienced earlier because there will be no price comparisons or material differences in any replacements, which should aid efficiency in the Commission's decision-making.

I CC'ed Brian on this email again just to keep him in the loop.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4310
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Wednesday, December 17, 2025 3:03 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily,

The wood will be moved tomorrow.

Does "undergo normal permit review" include waiting for a meeting in January? If so, this is about the worst case scenario compared to what we discussed yesterday.

As far as I know, the jack was put up because when my initial crew was not confident doing the work, Chad wanted to be extra cautious about an unknown.

There are exposed rafters from the inside. We did try to determine the required work the first time we were there. But there was no conclusion, which is why we felt it best to make that determination by doing a complete tear off and pulling up the decking. If I could've made that conclusion from the inside, I would've already applied for the necessary permit.

I can have all of these materials ready for you. But how am I to proceed if we tear it off and notice that it is above and beyond normal permit purview? We then have to wait for a meeting? Of which you know there is no guarantee of approval, as most contractors have to go through several meetings to get approval through the HPC. What does that also do for public safety, leaving an exposed roof with materials through winter and regarding Julie and her parallel driveway?

Can this be handled like we discussed on the phone? Where I have those permit materials prepared, we go and do the tear off, and if it is deemed beyond replacing a few boards we can continue with the work and I can submit the materials to you at the same time? Because with all due respect, it seems egregiously bureaucratic and unproductive to halt work and potentially carry this through the dead of winter, with an open and exposed roof, with no gutters, and Julie pulling her car in and out and walking that driveway with her daughter, Jeanie...just to go through a round of meetings to restore a garage (which is an addition) back to original shape and structure.

If calling is easier, I'm available. But please advise as soon as possible. Thank you, Emily.

TJ Bollinger

Sent from my iPhone

On Dec 17, 2025, at 2:07?PM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hi TJ,

We got together this morning to discuss the details of your case, and I did confirm that if the project goes beyond normal maintenance and repair, *you will need to undergo normal permit review including the HPC review.*

If you're able to estimate work from the interior of the garage, this may be able to better inform whether or not this work goes beyond normal maintenance and repair. I don't know the exact details, but Chad did let us know that there is a jack holding some things up inside the garage, which leads me to assume that the framing is at least partially exposed, as is pretty typical in historic garages. Hopefully this strategy would help you calculate timing for yourself and your team.

In order to streamline things for everyone involved, I included a bullet pointed list of additional materials which would be required for a new permit if the work does end up going beyond normal maintenance and repair. Feel free to reach out to myself or the Building Department on these permit requirements; Brian Byrne, our Building Commissioner, is CC'ed on this email so he's in the loop. Of course we already have the information on the shingles from your reroofing permit, so there's no need to resend that information. I know you like to plan ahead, so my recommendation is to get materials together earlier rather than later if you think there is any chance the work could go beyond normal maintenance and repair after taking a look inside the garage. That way Staff can work with you to make any necessary adjustments to minimize time spent in HPC meetings.

1. Normal drawing set for roof construction, including section and plan drawings
2. Documentation of damaged elements (typically labeling photos on a Word document or pdf is easiest for applicants)
3. Written scope of work, including that details like pitch, height, etc would be replaced like for like

Finally, just to keep you updated, I did let our Code Compliance Officer know that you plan to move that lumber out of sight, so that should hopefully take the temperature down for everyone a little.

Like I said, feel free to reach out to myself or Brian with any questions. If you have anything that might involve both of us, you can always just reply all to this email and we'll both be able to see it and help you out! Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Chad Porter
Sent: Friday, December 12, 2025 10:29:44 AM
To: Stood, Emily
Subject: Roof

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily-

Brian told me that I can't fix my roof yesterday. The materials will be no good in 30-60 days sitting outside. That's 2600 dollars. I basically give up regarding the HPC and feel people should be give more obvious disclosures regarding this nutty process prior to purchasing a home in the district. I need administrative approval to proceed fixing the roof like-for-like or I'm not sure how to proceed. I can't start and then stop as It's winter and the materials were already purchased and are sitting outside. Please let me know how to proceed. I'm not making a drawing more complex than a simple pencil drawing showing the pitch and the hip on front.

The other option is to leave the structure as is. If you want me to see the committee I'll go that option. I'm not standing in front of those people again. Sorry.

Chad

From: Mike Riebe
Sent: Monday, December 15, 2025 11:48:37 AM
To: Stood, Emily
Subject: Re: December HPC Meeting

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Emily,

Just confirming that I will be in attendance tomorrow night.

If you have a minute, can you please call my cell?

Thanks

Mike

Mike Riebe
mriebe25@gmail.com
(C) 312-203-7969

Sent from my iPhone

On Dec 10, 2025, at 7:23?AM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hello Historic Preservation Commission,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on Tuesday, December 16th, 2025 at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:

[Agenda Center • Geneva. IL • CivicEngage](#)

Please note that the Applicant for the 4 E State demolition application updated their application letter. If you stopped in to see the application materials in person before then, you did not view the updated version for review. That full, updated application is available online [here](#).

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
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From: George Salomon
Sent: Friday, December 12, 2025 8:54:13 AM
To: Stood, Emily; Paul Zellmer
Subject: Re: December HPC Meeting

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Never mind. Things changed again.

Sorry about the confusion.

I'll be at the meeting Tuesday. It should be a humdinger!

Sent from my iPhone

On Dec 11, 2025, at 8:27?PM, George Salomon <georgesalomon@ymail.com> wrote:

?Emily and Paul,

My daughter is flying in from college a day early which is Tuesday.

Sorry for the change but I will not make it Tuesday.

Have a great holiday!

George Salomon

Sent from my iPhone

On Dec 10, 2025, at 9:23?AM, Stood, Emily <estood@geneva.il.us> wrote:

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Please do not print this email unless it is absolutely necessary.*

From: Stood, Emily
Sent: Monday, December 15, 2025 8:55:30 AM
To: 'George Salomon'
Subject: RE: December HPC Meeting

Thank you for keeping us updated, and an early welcome home to your daughter!

See you Tuesday,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: George Salomon <georgesalomon@gmail.com>
Sent: Friday, December 12, 2025 8:54 AM
To: Stood, Emily <estood@geneva.il.us>; Paul Zellmer <pzellmer@thejenkinsgroup.com>
Subject: Re: December HPC Meeting

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Never mind. Things changed again.

Sorry about the confusion.

I'll be at the meeting Tuesday. It should be a humdinger!

Sent from my iPhone

On Dec 11, 2025, at 8:27?PM, George Salomon <georgesalomon@gmail.com> wrote:

?Emily and Paul,

My daughter is flying in from college a day early which is Tuesday.

Sorry for the change but I will not make it Tuesday.

Have a great holiday!

George Salomon

Sent from my iPhone

On Dec 10, 2025, at 9:23?AM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hello Historic Preservation Commission,
The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on Tuesday, December 16th, 2025 at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:
[Agenda Center • Geneva, IL • CivicEngage](#)

Please note that the Applicant for the 4 E State demolition application updated their application letter. If you stopped in to see the application materials in person before then, you did not view the updated version for review. That full, updated application is available online [here](#).

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Colin C. Campbell
Sent: Thursday, December 11, 2025 12:15:17 PM
To: Stood, Emily
Subject: Blacksmith Shop Demo Request

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Ms. Stood,

I have been involved in the effort to see that the blacksmith building be preserved, restored, and repurposed since at least 2014. I'm sorry that I am not able to attend the HPC meeting this evening but I have a prior commitment that I must attend.

It seems to be fairly obvious at this point that the owners of this building are willing to spend unlimited time and money in an effort to wear the City down and get their way.

Given their history of successfully restoring and repurposing historic buildings in the immediate area (Herrington Inn and Riverside Banquets) I simply can't understand their refusal to undertake the relatively small project of doing the same with the blacksmith shop.

I urge the HPC and will urge the City Council to reject their request and to offer appropriate incentives to the owners to make it clear that the City will not issue a demolition permit for this building.

Thank you.

Colin C. Campbell

From: Alan Leahigh
Sent: Monday, December 15, 2025 8:02:34 PM
To: Stood, Emily
Subject: Letter to the Historic Preservation Commission

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Ms. Stood:

Attached to this e-mail is a letter to the members of the Historic Preservation Commission concerning the petition to demolish the Alexander brothers' blacksmith shop.

I would appreciate your forwarding it to the commission members and placing it into the record of tomorrow's commission meeting.

Thank you.

— Alan Leahigh

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From: Kendra Parzen
Sent: Friday, December 12, 2025 4:10:50 PM
To: Stood, Emily
Subject: Landmarks Illinois Comment for HPC Case No. 2025-114

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Emily,

Please find attached public comment from Landmarks Illinois for the upcoming Historic Preservation Commission meeting, regarding HPC Case No. 2025-114 - 4 E. State Street Historic Landmark Demolition. Regrettably I will not be able to attend in person on Tuesday evening.

Sincerely,

Kendra Parzen
Advocacy Manager
[Landmarks Illinois](#)

We've moved!

Our new address is 233 S. Wacker Dr., Suite 4400, Chicago, IL 60606

M: 312.995.2347/ O: 312.922.1742

Follow us! [Facebook](#) [Instagram](#) [LinkedIn](#)

People Saving Places for People. [Join us today](#)

From: xteecllc@gmail.com
Sent: Wednesday, December 10, 2025 10:04:45 AM
To: preservation@geneva.il.co; Stood, Emily
Subject: Demolition of Mill Race

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Attached is a letter from me to the HPC. Please distribute a copy to the Chairman and all Committee members.

Thank you.

Randy Lindenberg

From: Al Watts
Sent: Tuesday, December 16, 2025 12:40:41 PM
To: Stood, Emily
Subject: Re: Blacksmith Shop

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Attached is our letter to HPC. I intend to read it at the meeting since there may be some additional comments to add after hearing from the applicant. I also attached the flood plain map from FEMA that may be useful to have available to show the HPC if they ask about it.

Thanks!

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:53 AM
To: Al Watts <community@ppfv.org>
Subject: RE: Blacksmith Shop

Thank you for the update! Letters we've received between now and the earlier post are being processed to put online this morning. Any letters I receive after today's post will also be provided to the Commissioners in hard copy for their review.

See you tonight,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Tuesday, December 16, 2025 7:39 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

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I will not have a ready letter to submit to HPC this morning. I should have it to you later today and plan to read it during the public comment period of the public hearing.

Al Watts (He / Him)
Community Engagement Director



630.377.6424 | 8 Indiana, St. Charles |
Mon, Tues, & Thurs 9a-5p | PPFV.org |

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Please do not print this email unless it is absolutely necessary.

From: Lisa McManus
Sent: Sunday, January 04, 2026 8:48:45 PM
To: Stood, Emily
Subject: Re: 4 E State Appeal

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Sorry- I was out of town! Yes, I was planning on attending the meeting in general.

On Mon, Dec 29, 2025 at 4:30?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Lisa,

Hope you're doing well, and that your holiday season has been good! I have an ask for you.

As you know, the appeal was submitted for 4 E State Street, and will be going before the City Council on January 12. The HPC has a right to give a statement at this meeting, along with the applicant. Paul is not available to attend the meeting, so we're looking for another member to attend and make that statement. Would you be available to speak at the meeting? You would basically have to read off a summary of the conclusions you all reached when the demolition was denied on the 16th. We thought you would be great because you have experience with this project and you have a knack for summing things up well in meetings. I would of course be happy to talk with you about the meeting process or a statement before hand as well. If you're not available, just let me know and I can ask someone else.

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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--
Lisa A. McManus, ASID, NCIDQ

From: Stood, Emily
Sent: Monday, December 29, 2025 4:30:38 PM
To: Lisa McManus
Subject: 4 E State Appeal

Hi Lisa,

Hope you're doing well, and that your holiday season has been good! I have an ask for you.

As you know, the appeal was submitted for 4 E State Street, and will be going before the City Council on January 12. The HPC has a right to give a statement at this meeting, along with the applicant. Paul is not available to attend the meeting, so we're looking for another member to attend and make that statement. Would you be available to speak at the meeting? You would basically have to read off a summary of the conclusions you all reached when the demolition was denied on the 16th. We thought you would be great because you have experience with this project and you have a knack for summing things up well in meetings. I would of course be happy to talk with you about the meeting process or a statement before hand as well. If you're not available, just let me know and I can ask someone else.

Thank you in advance!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 23, 2025 10:21:26 AM
To: 'Donna Falk'
Subject: RE: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP

Good morning Donna,

Thank you for your comments! Being an optimist is always a good thing in my opinion.

In terms of the initial demolition – when Shodeen purchased the property and began demolition, they agreed to leave the stone blacksmith shop up for investigation after pulling down the rest of the wood frame restaurant, because it was known that the stone existed within the larger building. This was before anything on the property had been landmarked, so that part of the demolition did not undergo HPC review. A lot of that history is described in the most recent [agenda and packet](#), and videos of meetings referenced in that packet are available on YouTube.

In terms of many of your other comments, I would recommend you reach out to your alderpersons in order to make your voice heard. Their contact info is available [here](#). Since the Public Hearing with the HPC is closed, and their decision has been made, they are no longer receiving comments for deciding the case. An appeal has been submitted by the property owners, so City Council will be the next group to make a decision on the case.

Thank you again, and have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Donna Falk <donnarosefalk@gmail.com>
Sent: Tuesday, December 23, 2025 9:32 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP
Importance: Low

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I certainly do NOT want the blacksmith shop destroyed after all the destruction has occurred on this site. All the adjacent buildings are gone and the restaurant basement where parties and lovely family memories were made is not visible-maybe it's underwater by now with all of the neglect. So it's not just the buildings that need love and attention and protection from ambitious developers but the land itself. Whatever happened to that restaurant? We know what happened to the bike and thrift shop. Was it wise to tear things down and give Shodeen the upper hand to assume they could keep tearing down ALL structures? Can you get me up to speed here and check my attitude? This has all been unfortunate. How can we move past all of this in a positive manner?

I think enough destruction has occurred on this property. We need the blacksmith shop-even if we use only the stones to recreate the foundation. Can the city or some friendly entity legally buy the property back from Shodeen? And can this entity plan for the construction and development of this historic site that can be enjoyed by the citizens of Geneva and anyone who visits our charming town? This can be an investment in tourism-for real. The Cooperage made barrels- maybe let's plan a brewery there. Let's find an architectural plan for a real blacksmith shop again and have a real blacksmith create functional art and sell it on site-fences, locks, pots and pans...Let's plan for maybe a glassworks shop with artists making glass wares and selling them. There's more to consider...just think of the possibilities. We need a positive way forward.

I know-I'm an optimist.

Donna Rose Falk
Artist, Geneva

From: Stood, Emily
Sent: Tuesday, December 23, 2025 8:49:31 AM
To: Paul Zellmer
Subject: 4 E State St Appeal

Good morning Paul,

I just wanted to give you a heads up in case you didn't already see it in the news that the appeal for 4 E State Street has been submitted to be brought to City Council. It looks like the appeal will be considered at the January 12th meeting. As I'm sure you know, the HPC has a right to speak at the meeting, basically to sum up why the demolition was denied again.

Since you're the chair, I wanted to get that in front of you first to see if you're available to speak or if you would need another member to attend that meeting. I'll be sending out an announcement email to the entire Commission once the date is added to our website later today. Happy to hop on a call to discuss speaking points or the appeal in general with you!

Thank you, and happy holidays if I don't hear from you!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

|

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--
Lisa A. McManus, ASID, NCIDQ

From: Stood, Emily
Sent: Monday, December 22, 2025 12:12:10 PM
To: 'Al Watts'
Subject: RE: Blacksmith Shop demo appeal?

Hi Al,

Yes, an appeal has been filed. We don't have an official date for the appeal yet, but that will be announced on the City website when we do. In any case, code gives 30 days for an appeal to be reviewed by council once it is received, so it will be within the month.

Since the public hearing is closed, I've been pointing anyone with comments to their alderpersons. Just wanted to let you know since I know you've been keeping your members updated and included my contact as well! Of course, I can always help answer questions or point people towards resources like meeting videos, but the HPC itself has made their official decision on this application so any comment on the appeal is more for City Council at this point.

Thanks, and happy holidays if I don't hear from you!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Monday, December 22, 2025 11:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop demo appeal?

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Hi Emily,

In an article in the Kane County Chronicle last week, David Patzelt indicated that he intended to appeal HPC's denial of a demolition permit on December 16, 2025. Has the appeal been filed, and when would you expect it to come before the City Council?

Thanks!

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Monday, December 22, 2025 11:42:53 AM
To: Stood, Emily
Subject: Blacksmith Shop demo appeal?

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Hi Emily,

In an article in the Kane County Chronicle last week, David Patzelt indicated that he intended to appeal HPC's denial of a demolition permit on December 16, 2025. Has the appeal been filed, and when would you expect it to come before the City Council?

Thanks!

Al Watts (He / Him)
Community Engagement Director



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From: Stood, Emily
Sent: Friday, December 19, 2025 1:47:41 PM
To: 'Rory McMahon'
Subject: RE: Blacksmith shop

Rory,

Thank you for reaching out! The HPC appreciates hearing from all residents. Just so you know, since the public hearing is closed, they are no longer receiving comments for the actual hearing of the case. Any public comments at this point should go to your alderpersons so that it can be considered by City Council. I linked the page with alderperson contact info below.

<https://www.geneva.il.us/124/City-Council>

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Rory McMahon <rory.a.mcmahon@gmail.com>
Sent: Friday, December 19, 2025 1:41 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith shop

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Emily,

Please thank the HPC for letting the Blacksmith shop remain standing. I was born and raised in Geneva (living on Richards and Richards Streets) and am disappointed that many of the historic buildings have been razed. I fondly remember riding down Richards past the Cetron building to go to Jewel and Coast to Coast across 38 back in the 70's. Every time I drive through Geneva, something is always amiss.

Thanks for your time,
Rory McMahon

From: Stood, Emily
Sent: Monday, December 22, 2025 8:15:42 AM
To: 'Paula L'
Subject: RE: No demolition

Good morning Paula,

Thank you for your message! Since the public hearing is closed, the HPC can no longer consider any public comments on this case. I would encourage you to reach out to your elected officials in order to make your voice heard, as they will be the next group to consider the issue. Their info is available [here](#).

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paula L <pjlambur@gmail.com>
Sent: Monday, December 22, 2025 7:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: No demolition

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Please continue the efforts to save the blacksmith shop. As a society, we need to value our historical buildings and not raze them under the guise of progress.

I always admired the stone work and the purpose when I visited that restaurant.

Please do not allow developers to erase the "old". It has stood for 180 years. Please value that and save it. Then ensure a preservationist design a use for it that respects the building and highlights the beautiful stone. Back in the day, a town couldn't function without the blacksmith. And Geneva wouldn't be anything special without it's history and charm.

Save it and respect it. Stop letting it linger, unloved and disrespected.

Thank you.
Paula J Lambur

From: Rory McMahon
Sent: Friday, December 19, 2025 1:41:00 PM
To: Stood, Emily
Subject: Blacksmith shop

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Emily,

Please thank the HPC for letting the Blacksmith shop remain standing. I was born and raised in Geneva (living on Richards and Richards Streets) and am disappointed that many of the historic buildings have been razed. I fondly remember riding down Richards past the Cetron building to go to Jewel and Coast to Coast across 38 back in the 70's. Every time I drive through Geneva, something is always amiss.

Thanks for your time,
Rory McMahon

From: Stood, Emily
Sent: Friday, December 19, 2025 10:10:50 AM
To: 'Jamie Dwyer'
Subject: RE: blacksmith shop

Hi Jamie,

Thank you for reaching out! The public hearing on this topic is closed, so the HPC is no longer taking comments. I would encourage you to forward this message to your elected officials in order to make your voice heard. The alderpersons' contacts are available at the link below.

<https://www.geneva.il.us/124/City-Council>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Jamie Dwyer <jamiedwyerpainter@yahoo.com>
Sent: Friday, December 19, 2025 10:06 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: blacksmith shop

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Hi Emily, I'm Jamie Dwyer and have lived in Geneva for around 40years.
I am opposed to the demolition of the blacksmith shop that was part of Mill Race inn
I attended the Dec 16th meeting.. Bravo thank you and the rest of the historical preservation group for your efforts.

Jamie Dwyer

From: Stood, Emily
Sent: Friday, December 19, 2025 8:12:31 AM
To: 'Steve Stoniecki'
Subject: RE: Junk the old eye sore

Steve,

Thank you for reaching out. The public hearing on this topic is closed, so the HPC is no longer taking comments. I would encourage you to forward this message to your elected officials in order to make your voice heard. The alderpersons' contacts are available at the link below.

<https://www.geneva.il.us/124/City-Council>

Emily Stood
Preservation Planner

-----Original Message-----

From: Steve Stoniecki
Sent: Thursday, December 18, 2025 4:55 PM
To: Stood, Emily
Subject: Junk the old eye sore

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Emily It's time to live in the present and let the past be part of Geneva's history regarding the decrement Blacksmith building. We need you to respect progress for our community and its future before we further fall behind our neighboring cities. Thank you for considering this and please discuss this issue with your family for their important opinions Sent from my iPhone

From: Stood, Emily
Sent: Thursday, December 18, 2025 3:54:26 PM
To: 'Henry Lutz'
Subject: RE: Blacksmith shop at Crissey and State Street

Thank you for reaching out. The public hearing on this topic is closed, so the HPC is no longer taking comments. I would encourage you to forward this message to your elected officials in order to make your voice heard. The alderpersons' contacts are available [here](#).

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Henry Lutz <thehammer4454@comcast.net>
Sent: Thursday, December 18, 2025 6:59 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith shop at Crissey and State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Demolish this eyesore.

It is part of history, but you have to realize that it's location and the value are just not what we want to see for our town.

Sell the rubble for the historic value it has to individuals to have a piece of the history and get on with changing the corner to something useful.

A park, a small business community, not a 5 story housing plan.

Thank you,
Henry Lutz

From: Stood, Emily
Sent: Thursday, December 18, 2025 3:52:15 PM
To: 'Kim March'
Subject: RE: Blacksmith Shop

Hello Kim,

Thank you for reaching out! The public hearing on this topic is closed, so the HPC is no longer taking comments. I would encourage you to forward this message to your elected officials in order to make your voice heard. The alderpersons contacts are available [here](#).

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Kim March <kmarch56@gmail.com>
Sent: Thursday, December 18, 2025 1:27 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Emily,

I'm not sure how you are going to figure out if the majority of Genevans are for the demolition of the blacksmith shop, but you can put me down for NOT demolishing it. Once a historic building is gone you can NEVER get it back. I believe Shodeen is gaslighting the citizens of Geneva by doing nothing to preserve the building and that they are waiting for it to fall over so they can say it's not safe and needs to go. I also believe a person/business MUST pay the fines levied, but apparently Shodeen believes the law doesn't apply to them.

Thank you for trying to preserve the blacksmith shop.

Kim March
120 S. Pine St.
Geneva, IL

From: Stood, Emily
Sent: Thursday, December 18, 2025 3:53:29 PM
To: 'Carl King'
Subject: RE: Blacksmith Shop

Hi Carl,

Thank you for reaching out! The public hearing on this topic is closed, so the HPC is no longer taking comments. I would encourage you to forward this message to your elected officials in order to make your voice heard. The alderpersons' contacts are available [here](#).

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Carl King <carl@thevictorianfox.com>
Sent: Thursday, December 18, 2025 8:16 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

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Hi Emily,

We live in a historic home in Geneva. While repairs are often more expensive and materials harder to find, we believe this is the beauty of preserving the past.

We are strongly opposed to Shodeen or any other company demolishing the blacksmith shop. It is such an iconic and irreplaceable part of Geneva's legacy that its loss would be tragic.

Best regards,

Carl King

From: xteecllc@gmail.com
Sent: Thursday, December 18, 2025 7:25:23 AM
To: Stood, Emily
Subject: RE: Demolition of Mill Race

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Emily, I hope you are having a nice day. Thank you for the response. I was present at the 12/16/25 HPC meeting. In that meeting it was said that all the letters sent to HPC about the demolition of the Mill Race structure would be posted. How do I access those letters? How many letters were submitted?

Thank you.
Randy Lindenberg

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, December 11, 2025 12:29 PM
To: 'xteecllc@gmail.com' <xteecllc@gmail.com>
Subject: RE: Demolition of Mill Race

Thank you for reaching out. The City and HPC appreciate all comments on this issue from the public.

We have posted the public comments up until now on the City Development website, and plan to post a second set before the meeting on Tuesday, December 16th. This message will be included in that second set for review.

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: xteecllc@gmail.com <xteecllc@gmail.com>
Sent: Wednesday, December 10, 2025 10:05 AM
To: preservation@geneva.il.us; Stood, Emily <estood@geneva.il.us>
Subject: Demolition of Mill Race

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Attached is a letter from me to the HPC. Please distribute a copy to the Chairman and all Committee members.

Thank you.

Randy Lindenberg

The City of Geneva, Illinois Since 1835

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From: Stood, Emily
Sent: Wednesday, December 17, 2025 3:01:24 PM
To: 'Patrice Bertheau'
Subject: RE: 4 E State St

Patrice,

84 letters have been received, with 68 in favor and 16 against demolition. The majority of those have been posted on the City Development Project page, available below. An initial set was posted when the application was posted on 12/10, and a second set of letters received between 12/10 and 12/16 was posted yesterday at about 3 pm. The Commission was notified when both sets of letters were posted and reviewed them online before the meeting. Two letters were received between 3 pm and 7 pm yesterday, which were printed for Commission review before the meeting.

The vote was unanimous against the demolition permit. That can be viewed on the video of the meeting, also available below.

<https://www.geneva.il.us/1667/4-E-State-Street-Historic-Landmark-Demol>
<https://www.youtube.com/watch?v=mZFGSaUWcgs&feature=youtu.be>

Have a good day,

Emily Stood
Preservation Planner

-----Original Message-----

From: Patrice Bertheau
Sent: Wednesday, December 17, 2025 2:25 PM
To: Stood, Emily
Subject: 4 E State St

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily,
At last night's HPC meeting, you indicated that there were a considerable amount of email/letters received regarding the demolition request on 4 E. State Street. At that time you didn't have a tally. Are you able to now provide how many letters were received, both for and against the demolition? Am I correct in presuming that all of them were presented to the committee prior to the meeting? Lastly, can you please tell me how each commissioner voted.
Thank you for your assistance.

Patrice Bertheau
Sent from my iPhone

From: Patrice Bertheau
Sent: Wednesday, December 17, 2025 3:20:59 PM
To: Stood, Emily
Subject: Re: 4 E State St

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily, thank you so much for the prompt and informative reply. I very much appreciate the effort.
Patrice
Sent from my iPhone

> On Dec 17, 2025, at 3:01?PM, Stood, Emily wrote:
>
> ?Patrice,
>
> 84 letters have been received, with 68 in favor and 16 against demolition. The majority of those have been posted on the City Development Project page, available below. An initial set was posted when the application was posted on 12/10, and a second set of letters received between 12/10 and 12/16 was posted yesterday at about 3 pm. The Commission was notified when both sets of letters were posted and reviewed them online before the meeting. Two letters were received between 3 pm and 7 pm yesterday, which were printed for Commission review before the meeting.
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> The vote was unanimous against the demolition permit. That can be viewed on the video of the meeting, also available below.
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> <https://www.geneva.il.us/1667/4-E-State-Street-Historic-Landmark-Demol>
> <https://www.youtube.com/watch?v=mZFGSaUWcgs&feature=youtu.be>
>
> Have a good day,

> Emily Stood
> Preservation Planner

> -----Original Message-----

> From: Patrice Bertheau
> Sent: Wednesday, December 17, 2025 2:25 PM
> To: Stood, Emily
> Subject: 4 E State St

> *****
> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.
> *****

> Emily,
> At last night's HPC meeting, you indicated that there were a considerable amount of email/letters received regarding the demolition request on 4 E. State Street. At that time you didn't have a tally. Are you able to now provide how many letters were received, both for and against the demolition? Am I correct in presuming that all of them were presented to the committee prior to the meeting? Lastly, can you please tell me how each commissioner voted.
> Thank you for your assistance.

> Patrice Bertheau
> Sent from my iPhone

> The City of Geneva, Illinois Since 1835

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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: Patrice Bertheau
Sent: Wednesday, December 17, 2025 2:25:16 PM
To: Stood, Emily
Subject: 4 E State St

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Emily,

At last night's HPC meeting, you indicated that there were a considerable amount of email/letters received regarding the demolition request on 4 E. State Street. At that time you didn't have a tally. Are you able to now provide how many letters were received, both for and against the demolition? Am I correct in presuming that all of them were presented to the committee prior to the meeting? Lastly, can you please tell me how each commissioner voted.

Thank you for your assistance.

Patrice Bertheau
Sent from my iPhone

From: Malkosky, Jessie
Sent: Tuesday, December 16, 2025 2:54:57 PM
To: Maduzia, Brian; Dean, Matthew
Cc: Stood, Emily; DeGroot, David
Subject: RE: Police Presence at HPC Meeting Tonight

Much appreciated!

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)
jmalkosky@geneva.il.us

From: Maduzia, Brian <bmaduzia@geneva.il.us>
Sent: Tuesday, December 16, 2025 2:49 PM
To: Dean, Matthew <mdean@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Hi Jessie,

Sergeant Brad Jerdee will work this security detail tonight at City Hall during the meeting.

Best regards,

Brian Maduzia

Deputy Chief, Patrol Operations

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
bmaduzia@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:40 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Jessie,

I've asked the current shift supervisor to start looking for officers who would be available to work the overtime. Tonight's evening shift is at our minimum staffing requirements so we can't simply designate one of them to be there for the entire time in case an emergency came up elsewhere.

Hopefully we'll find someone available. I'm planning to leave here in the next 30 minutes or so to get some emergency plumbing work done at my house.

DC Maduzia was looped in and cc'd on the emails so he may be the one getting back to you.

Thanks!

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:21 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Thank you.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:20 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Hi Jesse,

We can certainly try. I'll let you know.

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

Hi Matt,

We are having a Historic Preservation Commission meeting tonight at 7pm at City Hall that I anticipate will be contentious. I know it is last minute, but would you be able to spare a police officer to babysit the room for us tonight?

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Al Watts
Sent: Tuesday, December 16, 2025 7:38:37 AM
To: Stood, Emily
Subject: Blacksmith Shop

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I will not have a ready letter to submit to HPC this morning. I should have it to you later today and plan to read it during the public comment period of the public hearing.

Al Watts (He / Him)
Community Engagement Director



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Mon, Tues, & Thurs 9a-5p | PPFV.org |

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From: Ron Sandack
Sent: Monday, December 15, 2025 9:53:44 AM
To: DeGroot, David; Stood, Emily; 'Paul Zellmer'
Subject: Re: December HPC Meeting

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Yes, that works for me.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Monday, December 15, 2025 9:47 AM
To: Stood, Emily <estood@geneva.il.us>; 'Paul Zellmer' <pzellmer@thejenkinsgroup.com>; Ron Sandack <ronald@gaido-fintzen.com>
Subject: RE: December HPC Meeting

I think if we meet at 6:15 we should be fine. Looping in Ron too.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, December 11, 2025 4:31 PM
To: 'Paul Zellmer' <pzellmer@thejenkinsgroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: December HPC Meeting

1 hour would probably be fine, but I'm going to loop David in just in case. I'll be out tomorrow so I'm just making sure there are additional eyes on scheduling!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Thursday, December 11, 2025 4:18 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Sure,

5 pm or 5:30? How long is 1 hr enough?

pz
|

|
Paul Zellmer AIA
President
LEED AP BD+C

pzellmer@thejenkinsgroup.com

630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 3:35?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Paul,

It looks like Ron is not available on Friday morning. Would it be possible for you to just come a little early on Tuesday to speak with him?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>

Sent: Wednesday, December 10, 2025 10:28 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

|

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Paul Zellmer AIA
President
LEED AP BD+C

pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 9:39?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Hope you're doing well! Our city attorney, Ron Sandack, is interested in a quick pre-conference before the meeting on Tuesday to go over the Public Hearing and this specific application, since you will be leading the meeting. If you have any availability between now and Tuesday, please let me know, and I can work to arrange some time.

I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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From: Stood, Emily
Sent: Monday, December 15, 2025 8:49:09 AM
To: 'Kendra Parzen'
Subject: RE: Landmarks Illinois Comment for HPC Case No. 2025-114

Kendra,

Thank you for the comment! I will post it with the second set of public comments before the meeting so commissioners have enough time to read everything over.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Kendra Parzen <kparzen@landmarks.org>

Sent: Friday, December 12, 2025 4:11 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Landmarks Illinois Comment for HPC Case No. 2025-114

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Emily,

Please find attached public comment from Landmarks Illinois for the upcoming Historic Preservation Commission meeting, regarding HPC Case No. 2025-114 - 4 E. State Street Historic Landmark Demolition. Regrettably I will not be able to attend in person on Tuesday evening.

Sincerely,

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

We've moved!

Our new address is 233 S. Wacker Dr., Suite 4400, Chicago, IL 60606

M: 312.995.2347/ O: 312.922.1742

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From: DeGroot, David
Sent: Monday, December 15, 2025 9:47:00 AM
To: Stood, Emily; 'Paul Zellmer'; 'Ron Sandack'
Subject: RE: December HPC Meeting

I think if we meet at 6:15 we should be fine. Looping in Ron too.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, December 11, 2025 4:31 PM
To: 'Paul Zellmer' <pzellmer@thejenkinsgroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: December HPC Meeting

1 hour would probably be fine, but I'm going to loop David in just in case. I'll be out tomorrow so I'm just making sure there are additional eyes on scheduling!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
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Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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From: Stood, Emily
Sent: Monday, December 15, 2025 1:20:31 PM
To: 'Mike Riebe'
Subject: 4 E State Pro Forma Analysis

Hi Mike,

Attached is the 4 E State Street Pro Forma Analysis which was presented on June 20, 2023, as I mentioned on the phone. Shodeen's application is focused more towards the "best interest of the majority of the community" point, but this might help clarify some questions about the history of this case. The recording of this meeting, including this presentation, is also available on the Agenda Center.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Monday, December 15, 2025 8:44:30 AM
To: 'Dave Patzelt'
Subject: RE: HPC meeting

Good morning,

Our meetings air live on Geneva Broadcast Network, which can be viewed on Comcast Ch. 10, AT&T U-Verse Ch. 99, or the City's YouTube Channel. They are also posted as a recording the day after for viewing after the fact.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>

Sent: Friday, December 12, 2025 12:19 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:18:44 PM
To: Stood, Emily
Subject: HPC meeting

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Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: George Salomon
Sent: Thursday, December 11, 2025 8:27:25 PM
To: Stood, Emily; Paul Zellmer
Subject: Re: December HPC Meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily and Paul,

My daughter is flying in from college a day early which is Tuesday.

Sorry for the change but I will not make it Tuesday.

Have a great holiday!

George Salomon

Sent from my iPhone

On Dec 10, 2025, at 9:23?AM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hello Historic Preservation Commission,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on Tuesday, December 16th, 2025 at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:

[Agenda Center • Geneva, IL • CivicEngage](#)

Please note that the Applicant for the 4 E State demolition application updated their application letter. If you stopped in to see the application materials in person before then, you did not view the updated version for review. That full, updated application is available online [here](#).

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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*Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.
Please do not print this email unless it is absolutely necessary.*

From: Paul Zellmer
Sent: Thursday, December 11, 2025 4:18:05 PM
To: Stood, Emily
Subject: Re: December HPC Meeting

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Sure,

5 pm or 5:30? How long is 1 hr enough?

pz

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 3:35?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Paul,

It looks like Ron is not available on Friday morning. Would it be possible for you to just come a little early on Tuesday to speak with him?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

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Paul Zellmer AIA
President
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pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

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Good morning Paul,

Hope you're doing well! Our city attorney, Ron Sandack, is interested in a quick pre-conference before the meeting on Tuesday to go over the Public Hearing and this specific application, since you will be leading the meeting. If you have any availability between now and Tuesday, please let me know, and I can work to arrange some time.

I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood

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Please do not print this email unless it is absolutely necessary.

From: Colin C Campbell
Sent: Thursday, December 11, 2025 1:11:43 PM
To: Stood, Emily
Subject: Re: Blacksmith Shop Demo Request

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you Ms Stood. You certainly do have my permission to post my comment.

Colin C. Campbell
Sent from my iPhone

On Dec 11, 2025, at 12:27?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Mr. Campbell,

Thank you for reaching out. The City and HPC appreciate all comments on this issue from the public.

We have posted the public comments up until now on the City Development website, and plan to post a second set before the meeting on Tuesday, December 16th. With your permission, I can include this message in that second set for review.

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Colin C. Campbell <cccampbell38@gmail.com>
Sent: Thursday, December 11, 2025 12:15 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop Demo Request

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Ms. Stood,

I have been involved in the effort to see that the blacksmith building be preserved, restored, and repurposed since at least 2014. I'm sorry that I am not able to attend the HPC meeting this evening but I have a prior commitment that I must attend.

It seems to be fairly obvious at this point that the owners of this building are willing to spend unlimited time and money in an effort to wear the City down and get their way.

Given their history of successfully restoring and repurposing historic buildings in the immediate area (Herrington Inn and Riverside Banquets) I simply can't understand their refusal to undertake the relatively small project of doing the same with the blacksmith shop.

I urge tha HPC and will urge the City Council to reject their request and to offer appropriate incentives to the owners to make it clear that the City will not issue a demolition permit for this building.

Thank you.

Colin C. Campbell

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From: Stood, Emily
Sent: Thursday, December 11, 2025 12:29:11 PM
To: 'xteecllc@gmail.com'
Subject: RE: Demolition of Mill Race

Thank you for reaching out. The City and HPC appreciate all comments on this issue from the public.

We have posted the public comments up until now on the City Development website, and plan to post a second set before the meeting on Tuesday, December 16th. This message will be included in that second set for review.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: xteecllc@gmail.com <xteecllc@gmail.com>

Sent: Wednesday, December 10, 2025 10:05 AM

To: preservation@geneva.il.co; Stood, Emily <estood@geneva.il.us>

Subject: Demolition of Mill Race

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Attached is a letter from me to the HPC. Please distribute a copy to the Chairman and all Committee members.

Thank you.

Randy Lindenberg

From: Stood, Emily
Sent: Thursday, December 11, 2025 4:31:01 PM
To: 'Paul Zellmer'
Cc: DeGroot, David
Subject: RE: December HPC Meeting

1 hour would probably be fine, but I'm going to loop David in just in case. I'll be out tomorrow so I'm just making sure there are additional eyes on scheduling!

Thanks,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Thursday, December 11, 2025 4:18 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Sure,

5 pm or 5:30? How long is 1 hr enough?

pz
|

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Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

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Hi Paul,

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Thank you,

Emily Stood
Preservation Planner

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Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

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estood@geneva.il.us

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From: Stood, Emily
Sent: Thursday, December 11, 2025 12:26:55 PM
To: 'Colin C. Campbell'
Subject: RE: Blacksmith Shop Demo Request

Mr. Campbell,

Thank you for reaching out. The City and HPC appreciate all comments on this issue from the public.

We have posted the public comments up until now on the City Development website, and plan to post a second set before the meeting on Tuesday, December 16th. With your permission, I can include this message in that second set for review.

Have a good day,

Emily Stood

Preservation Planner

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Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Colin C. Campbell <cccampbell38@gmail.com>
Sent: Thursday, December 11, 2025 12:15 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop Demo Request

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Ms. Stood,

I have been involved in the effort to see that the blacksmith building be preserved, restored, and repurposed since at least 2014. I'm sorry that I am not able to attend the HPC meeting this evening but I have a prior commitment that I must attend.

It seems to be fairly obvious at this point that the owners of this building are willing to spend unlimited time and money in an effort to wear the City down and get their way.

Given their history of successfully restoring and repurposing historic buildings in the immediate area (Herrington Inn and Riverside Banquets) I simply can't understand their refusal to undertake the relatively small project of doing the same with the blacksmith shop.

I urge the HPC and will urge the City Council to reject their request and to offer appropriate incentives to the owners to make it clear that the City will not issue a demolition permit for this building.

Thank you.

Colin C. Campbell

From: Stood, Emily
Sent: Thursday, December 11, 2025 8:45:55 AM
To: 'jewel.jensen'
Subject: RE: December HPC Meeting

Thank you Jewel! Just a heads up that I will be out tomorrow for my sister's graduation. I'll be back Monday and will be available to answer questions.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: jewel.jensen <bikerpink@yahoo.com>
Sent: Wednesday, December 10, 2025 1:15 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Thank Emily for the packet. I will be prepared for the meeting and if I have questions, I will reach out.
Have a great day.
Jewel
Sent from my iPad

On Dec 10, 2025, at 9:23?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hello Historic Preservation Commission,
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[Agenda Center • Geneva, IL • CivicEngage](#)

Please note that the Applicant for the 4 E State demolition application updated their application letter. If you stopped in to see the application materials in person before then, you did not view the updated version for review. That full, updated application is available online [here](#).
If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

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Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
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estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Thursday, December 11, 2025 9:05:48 AM
To: 'Kendra Parzen'
Subject: RE: 4 E State Street - 2023 Financial Assessment

Hello Kendra,

Good to meet you, although I'm sorry it's under these circumstances.

I have attached the June 20, 2023 presentation of the Pro Forma Analysis. Additionally, you can access minutes and video records of all previous meetings on the COG Agenda Center, linked [here](#).

Please feel free to reach out if you need anything else!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Kendra Parzen <kparzen@landmarks.org>
Sent: Wednesday, December 10, 2025 4:10 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: 4 E State Street - 2023 Financial Assessment

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Hello Emily,

When 4 E. State Street last came up for demolition in 2023, Geneva hired Teska Associates and the Planera Group to do an assessment of the financial feasibility of reuse. Is it possible to add that report to the project page for 4 E. State Street? Or, if that isn't possible, are you able to share a copy of it with me via email?

Best,

Kendra Parzen
Advocacy Manager
[Landmarks Illinois](#)

We've moved!
Our new address is 233 S. Wacker Dr., Suite 4400, Chicago, IL 60606
M: 312.995.2347/ O: 312.922.1742
Follow us! [Facebook](#) [Instagram](#) [LinkedIn](#)
People Saving Places for People. [Join us today](#)

From: Stood, Emily
Sent: Wednesday, December 10, 2025 3:35:24 PM
To: 'Paul Zellmer'
Subject: RE: December HPC Meeting

Hi Paul,

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Thank you,

Emily Stood

Preservation Planner

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estood@geneva.il.us

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Sent: Wednesday, December 10, 2025 10:28 AM
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From: jewel jensen
Sent: Wednesday, December 10, 2025 1:15:05 PM
To: Stood, Emily
Subject: Re: December HPC Meeting

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Thank Emily for the packet. I will be prepared for the meeting and if I have questions, I will reach out.
Have a great day.
Jewel
Sent from my iPad

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Thank you,

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From: DeGroot, David
Sent: Wednesday, December 10, 2025 3:15:30 PM
To: Stood, Emily
Subject: RE: December HPC Meeting

Ron is not available Friday morning. Should we plan on Tuesday before the meeting?

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, December 10, 2025 2:51 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: December HPC Meeting

Paul is available to meet on Friday, preferably in the morning!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Wed, Dec 10, 2025 at 9:39?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Hope you're doing well! Our city attorney, Ron Sandack, is interested in a quick pre-conference before the meeting on Tuesday to go over the Public Hearing and this specific application, since you will be leading the meeting. If you have any availability between now and Tuesday, please let me know, and I can work to arrange some time.
I will also have the script prepared for the meeting printed out for you on Tuesday, as you have had previously.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Wednesday, December 10, 2025 2:51:11 PM
To: DeGroot, David
Subject: FW: December HPC Meeting

Paul is available to meet on Friday, preferably in the morning!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Wednesday, December 10, 2025 10:28 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

|

|
Paul Zellmer AIA
President
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Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

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From: Paul Zellmer
Sent: Wednesday, December 10, 2025 10:27:48 AM
To: Stood, Emily
Subject: Re: December HPC Meeting

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Emily, can we set it up for some time on Friday. I can work from home that day. Morning would be better for me.

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
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Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

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From: Stood, Emily
Sent: Wednesday, December 10, 2025 9:31:08 AM
To: 'Dave Patzelt'
Subject: December HPC Meeting

Good morning Dave,

The packet for the December meeting has been posted and is available at the link below. Your application packet has also been posted to the Development Projects page of the City's website.

[Agenda Center • Geneva, IL • CivicEngage](#)

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, December 10, 2025 9:39:08 AM
To: Paul Zellmer
Subject: December HPC Meeting

Good morning Paul,

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Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 02, 2025 9:07:14 AM
To: 'jewel jensen'
Subject: RE: HPC Dec. 16

1:30 is perfect! I'll see you then.

Emily Stood
Preservation Planner

-----Original Message-----

From: jewel jensen
Sent: Tuesday, December 2, 2025 9:07 AM
To: Stood, Emily
Subject: Re: HPC Dec. 16

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Hi Emily,
How about 1:30today? Does that give you enough time for lunch?
Thanks,
Jewel
Sent from my iPad

> On Dec 2, 2025, at 8:07?AM, Stood, Emily wrote:

>
> ?Good morning Jewel,
>
> Happy to! I'm available all day today or tomorrow afternoon. Just let me know what works for you!
>
> Hope you're staying warm ??
>
> Emily Stood
> Preservation Planner

> -----Original Message-----

> From: jewel jensen
> Sent: Tuesday, December 2, 2025 6:21 AM
> To: Stood, Emily
> Subject: HPC Dec. 16

> *****
> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.
> *****

>
>
> Good Snowy Morning Emily,
> Any chance you have some time to meet with me today to discuss the Public Hearing on December 16? If not today, how about tomorrow (Wednesday) afternoon?
> Thanks,
> Jewel
> Sent from my iPad

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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: jewel jensen
Sent: Tuesday, December 02, 2025 9:06:34 AM
To: Stood, Emily
Subject: Re: HPC Dec. 16

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Hi Emily,
How about 1:30today? Does that give you enough time for lunch?
Thanks,
Jewel
Sent from my iPad

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>
> Hope you're staying warm ??
>
> Emily Stood
> Preservation Planner

> -----Original Message-----

> From: jewel jensen
> Sent: Tuesday, December 2, 2025 6:21 AM
> To: Stood, Emily
> Subject: HPC Dec. 16

> *****
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> *****

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> Jewel
> Sent from my iPad

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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Tuesday, December 02, 2025 8:07:57 AM
To: 'jewel jensen'
Subject: RE: HPC Dec. 16

Good morning Jewel,

Happy to! I'm available all day today or tomorrow afternoon. Just let me know what works for you!

Hope you're staying warm ??

Emily Stood
Preservation Planner

-----Original Message-----

From: jewel jensen
Sent: Tuesday, December 2, 2025 6:21 AM
To: Stood, Emily
Subject: HPC Dec. 16

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Good Snowy Morning Emily,
Any chance you have some time to meet with me today to discuss the Public Hearing on December 16? If not today, how about tomorrow (Wednesday) afternoon?
Thanks,
Jewel
Sent from my iPad

From: jewel jensen
Sent: Tuesday, December 02, 2025 6:20:50 AM
To: Stood, Emily
Subject: HPC Dec. 16

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Good Snowy Morning Emily,
Any chance you have some time to meet with me today to discuss the Public Hearing on December 16? If not today, how about tomorrow (Wednesday) afternoon?
Thanks,
Jewel
Sent from my iPad

From: Planet Depos Scheduling Department
Sent: Monday, December 01, 2025 11:26:19 AM
To: Malkosky, Jessie
Cc: Stood, Emily; DeGroot, David
Subject: Re: City of Geneva - December 16th HPC Meeting

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Thank you, we can get this set shortly!

Best,

Gabriel Eby | Planet Depos
He/Him/His
Lead Scheduling Coordinator
t 888.433.3767
scheduling@planetdepos.com
planetdepos.com

On December 1, 2025 at 10:35 AM CST jmalkosky@geneva.il.us wrote:

[EXTERNAL]

Hello Planet Depos,

Please be advised that we would like your services for the December 16th Historic Preservation Commission public hearing at 7 pm at the Geneva City Hall – Council Chambers, 109 James Street, Geneva.

Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

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From: Stood, Emily
Sent: Monday, December 29, 2025 12:47:30 PM
To: 'Max Fiedler'
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

Hi Max,

That's exactly what I needed, thank you! Since it is a change of material, we will have to bring this case before the HPC. Luckily, since you're already doing the grant application, there aren't a lot of extra materials you'll need. The HPC will take a look at the architectural rendering or conceptual sketches, scope of work, contractor info, and color photography. I can use the photos you've already sent for that section of the review.

Like I said, the next HPC meeting is 1/20, with materials due 1/6 to provide for prep time and advance review by Commissioners. Meetings are at 7 pm at City Hall. We do require someone involved in the project to be present for discussion – this is typically a contractor, property owner, or someone managing the property like yourself.

I will keep an eye out for the grant application submission and review that as soon as I see it so we can make sure we have everything you need for an efficient meeting.

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Max Fiedler <max@complexmgmt.com>
Sent: Monday, December 29, 2025 11:42 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Hi Emily,

Sure thing, that's easily explained.

The existing pillars are metal and have rusted out at the bottom, and we can't repair that. Pictures attached for reference. In order to prevent this from happening again in the future, most manufacturers have switched to fiberglass/PVC constructed pillars. Advantages being they won't rust out and will be a long-term solution for Mike as well. With the custom pillars we will order through our vendor, the overall look will be identical to existing – same dimensions, with fluted and tapered design. They come primed from the factory, and one of my staff will install and paint them to match.

Does that provide you with enough information?

Thanks,

Max



Max Fiedler
Office: 630.587.5555
Fax: 630.882.0779
Director of Property Management
423 S. 2nd Street
St. Charles, IL 60174
max@complexmgmt.com

Service or work order request: [SUBMIT HERE](#)

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 29, 2025 10:17 AM
To: 'Max Fiedler' <max@complexmgmt.com>
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

Max,

Nice to e-meet you as well! I'm glad to hear you were able to find someone to do the custom pillars. I'll need a couple more details in order to determine whether the project can be administratively approved or needs to go before HPC. The majority of these are covered in the grant application checklist. Basically, a description of the existing pillars, including material and the conditions that caused you to investigate replacement, as well as specs of your proposed pillars, again including material details, would be the main materials for developing an understanding of the scope of work.

Either way, the proposed work will need an HPC Permit Review as an added layer to the normal Permit Review. If it does end up needing to go before HPC, the January meeting is 1/20, with materials due 1/6. If I determine that administrative review is acceptable after receiving those materials, I would be able to do that sooner.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Max Fiedler <max@complexmgmt.com>
Sent: Tuesday, December 23, 2025 12:09 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Cc: Mike S <mikes@littletraveler.com>; Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Thank you, Cathleen.

I will begin filling out the application. I will reach out if I have any questions.

Emily – pleasure to e-meet you! For reference, I am the Director of Property Management at Corcoran Commercial Real Estate & Complex Management and property manager for Mike Simon, owner of several prevalent historic buildings along Third Street. We have a need to replace 2 architectural pillars on the exterior of the 220 S Third building. These pillars need to be custom manufactured in order to match the existing – see description/explanation below. We intend to submit a grant application to reimburse the cost of the pillars and will exclude the installation and painting from that application. As it relates to you, can you please advise if we will need to file a Certificate of Appropriateness with the Historical Preservation Committee, since the replacement will be a like-for-like replacement of what is existing? In my experience, sometimes City Staff can approve without an application required. I've attached a photo of the two pillars for reference.

Thank you for your help, all!

Max

	Max Fiedler Office: 630.587.5555 Fax: 630.882.0779	Director of Property Management 423 S. 2nd Street St. Charles, IL 60174 max@complexmgmt.com
--	--	---

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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Tuesday, December 23, 2025 11:40 AM
To: 'Max Fiedler' <max@complexmgmt.com>
Cc: Mike S <mikes@littletraveler.com>; Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

Good Morning, Max.

Per our conversation, Preservation Planner, Emily Stood is copied and her phone number is 630-938-4541. Please connect so you can discuss the proposed column replacement.

Following are links to the [Historic Preservation or Adaptive Reuse Program Guidelines & Application](#) as well as the [Geneva 2030 Strategic Plan](#).

Thank you, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4201](tel:4201)
ctymoszenko@geneva.il.us

From: Max Fiedler <max@complexmgmt.com>
Sent: Monday, December 22, 2025 2:34 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Mike S <mikes@littletraveler.com>
Subject: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Hi Cathleen,

I hope this email find you well. I've left a few voicemails but haven't heard back yet.

I wanted to provide you with some additional details and updated context as to the pillars that we would like to replace using funding from the Historic Preservation or Adaptive Reuse Grant Program.

Initially, we could not find exact replacement fluted *and* tapered pillars, so we initially quoted a similar *tapered only* pillar. Luckily, after some extensive research, we were able to source custom made pillars that match exactly to the existing pillars.

The estimated cost breakdown is as follows:

Pillars (via Artisan Millwork): \$2,219.78
Installation (to be provided by Corcoran/Complex Management): \$1,200.00
Painting (to be provided by Corcoran/Complex Management): \$360.00
Total Project Cost: \$3,779.78

Given we have gone through extensive measures to source exact matching pillars as to what is there, we feel it qualifies as an eligible project under the grant program guidelines.

Forgive me, as it's been a while, but what information is needed further than Mike and I have already provided?

I've included Mike on this email for ease of communication and transparency. He will be directly filing for the grant, as property owner.

Looking forward to hearing from you.

Thank you,

Max



Max Fiedler Director of Property Management
Office: 630.587.5555 423 S. 2nd Street
Fax: 630.882.0779 St. Charles, IL 60174
max@complexmgmt.com

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From: Stood, Emily
Sent: Monday, December 29, 2025 10:17:22 AM
To: 'Max Fiedler'
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

Max,

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Thank you,

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City of Geneva, Illinois
Community Development Department
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Cc: Mike S <mikes@littletraveler.com>; Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Thank you for your help, all!

Max



Max Fiedler
Office: 630.587.5555
Fax: 630.882.0779
Director of Property Management
423 S. 2nd Street
St. Charles, IL 60174
max@complexmgmt.com

Service or work order request: [SUBMIT HERE](#)

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Tuesday, December 23, 2025 11:40 AM
To: 'Max Fiedler' <max@complexmgmt.com>
Cc: Mike S <mikes@littletraveler.com>; Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

Good Morning, Max.

Per our conversation, Preservation Planner, Emily Stood is copied and her phone number is 630-938-4541. Please connect so you can discuss the proposed column replacement.

Following are links to the [Historic Preservation or Adaptive Reuse Program Guidelines & Application](#) as well as the [Geneva 2030 Strategic Plan](#).

Thank you, Cathleen

Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000. 4201
ctymoszenko@geneva.il.us

From: Max Fiedler <max@complexmgmt.com>
Sent: Monday, December 22, 2025 2:34 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Mike S <mikes@littletraveler.com>
Subject: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Hi Cathleen,

I hope this email find you well. I've left a few voicemails but haven't heard back yet.

I wanted to provide you with some additional details and updated context as to the pillars that we would like to replace using funding from the Historic Preservation or Adaptive Reuse Grant Program.

Initially, we could not find exact replacement fluted *and* tapered pillars, so we initially quoted a similar *tapered only* pillar. Luckily, after some extensive research, we were able to source custom made pillars that match exactly to the existing pillars.

The estimated cost breakdown is as follows:

Pillars (via Artisan Millwork): \$2,219.78
Installation (to be provided by Corcoran/Complex Management): \$1,200.00
Painting (to be provided by Corcoran/Complex Management): \$360.00
Total Project Cost: \$3,779.78

Given we have gone through extensive measures to source exact matching pillars as to what is there, we feel it qualifies as an eligible project under the grant program guidelines.

Forgive me, as it's been a while, but what information is needed further than Mike and I have already provided?

I've included Mike on this email for ease of communication and transparency. He will be directly filing for the grant, as property owner.

Looking forward to hearing from you.

Thank you,

Max



Max Fiedler Director of Property Management
Office: 630.587.5555 423 S. 2nd Street
Fax: 630.882.0779 St. Charles, IL 60174
max@complexmgmt.com

Service or work order request: [SUBMIT HERE](#)

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Please do not print this email unless it is absolutely necessary.

From: Max Fiedler
Sent: Monday, December 29, 2025 11:42:10 AM
To: Stood, Emily
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Hi Emily,

Sure thing, that's easily explained.

The existing pillars are metal and have rusted out at the bottom, and we can't repair that. Pictures attached for reference. In order to prevent this from happening again in the future, most manufacturers have switched to fiberglass/PVC constructed pillars. Advantages being they won't rust out and will be a long-term solution for Mike as well. With the custom pillars we will order through our vendor, the overall look will be identical to existing – same dimensions, with fluted and tapered design. They come primed from the factory, and one of my staff will install and paint them to match.

Does that provide you with enough information?

Thanks,

Max



Max Fiedler
Office: 630.587.5555
Fax: 630.882.0779
Director of Property Management
423 S. 2nd Street
St. Charles, IL 60174
max@complexmgmt.com

Service or work order request: [SUBMIT HERE](#)

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 29, 2025 10:17 AM
To: 'Max Fiedler' <max@complexmgmt.com>
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

Max,

Nice to e-meet you as well! I'm glad to hear you were able to find someone to do the custom pillars. I'll need a couple more details in order to determine whether the project can be administratively approved or needs to go before HPC. The majority of these are covered in the grant application checklist. Basically, a description of the existing pillars, including material and the conditions that caused you to investigate replacement, as well as specs of your proposed pillars, again including material details, would be the main materials for developing an understanding of the scope of work.

Either way, the proposed work will need an HPC Permit Review as an added layer to the normal Permit Review. If it does end up needing to go before HPC, the January meeting is 1/20, with materials due 1/6. If I determine that administrative review is acceptable after receiving those materials, I would be able to do that sooner.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Max Fiedler <max@complexmgmt.com>
Sent: Tuesday, December 23, 2025 12:09 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Cc: Mike S <mikes@littletraveler.com>; Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Thank you, Cathleen.

I will begin filling out the application. I will reach out if I have any questions.

Emily – pleasure to e-meet you! For reference, I am the Director of Property Management at Corcoran Commercial Real Estate & Complex Management and property manager for Mike Simon, owner of several prevalent historic buildings along Third Street. We have a need to replace 2 architectural pillars on the exterior of the 220 S Third building. These pillars need to be custom manufactured in order to match the existing – see description/explanation below. We intend to submit a grant application to reimburse the cost of the pillars and will exclude the installation and painting from that application. As it relates to you, can you please advise if we will need to file a Certificate of Appropriateness with the Historical Preservation Committee, since the replacement will be a like-for-like replacement of what is existing? In my experience, sometimes City Staff can approve without an application required. I've attached a photo of the two pillars for reference.

Thank you for your help, all!

Max



Max Fiedler Director of Property Management
Office: 630.587.5555 423 S. 2nd Street
Fax: 630.882.0779 St. Charles, IL 60174
max@complexmgmt.com

Service or work order request: [SUBMIT HERE](#)

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Tuesday, December 23, 2025 11:40 AM
To: 'Max Fiedler' <max@complexmgmt.com>
Cc: Mike S <mikes@littletraveler.com>; Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

Good Morning, Max.

Per our conversation, Preservation Planner, Emily Stood is copied and her phone number is 630-938-4541. Please connect so you can discuss the proposed column replacement.

Following are links to the [Historic Preservation or Adaptive Reuse Program Guidelines & Application](#) as well as the [Geneva 2030 Strategic Plan](#).

Thank you, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4201](tel:630.232.4201)
ctymoszenko@geneva.il.us

From: Max Fiedler <max@complexmgmt.com>
Sent: Monday, December 22, 2025 2:34 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Mike S <mikes@littletraveler.com>
Subject: 220 S Third - Pillar Replacement Grant Application - Simon & Sohn Properties

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Hi Cathleen,

I hope this email find you well. I've left a few voicemails but haven't heard back yet.

I wanted to provide you with some additional details and updated context as to the pillars that we would like to replace using funding from the Historic Preservation or Adaptive Reuse Grant Program.

Initially, we could not find exact replacement fluted *and* tapered pillars, so we initially quoted a similar *tapered only* pillar. Luckily, after some extensive research, we were able to source custom made pillars that match exactly to the existing pillars.

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Painting (to be provided by Corcoran/Complex Management): \$360.00
Total Project Cost: \$3,779.78

Given we have gone through extensive measures to source exact matching pillars as to what is there, we feel it qualifies as an eligible project under the grant program guidelines.

Forgive me, as it's been a while, but what information is needed further than Mike and I have already provided?

I've included Mike on this email for ease of communication and transparency. He will be directly filing for the grant, as property owner.

Looking forward to hearing from you.

Thank you,

Max



Max Fiedler Director of Property Management
Office: 630.587.5555 423 S. 2nd Street
Fax: 630.882.0779 St. Charles, IL 60174
max@complexmgmt.com

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Please do not print this email unless it is absolutely necessary.

Sent: Thursday, January 08, 2026 1:01:53 PM
To: Sean Gallagher; Byrne, Brian
Cc: BRIAN HOGAN
Subject: RE: Visit to discuss remodeling of 17 N 6th Street

Hi Sean,

Happy to meet! Brian, any

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Thursday, January 8, 2026 10:23 AM
To: Stood, Emily <estood@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: BRIAN HOGAN <hogandesignandconstruction@gmail.com>
Subject: Visit to discuss remodeling of 17 N 6th Street

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Good morning Emily and Brian,
I hope the day finds you both doing well! I am reaching out on behalf of Brian Hogan with Hogan Design + Construction in hopes of setting up a visit to discuss Hogan's intentions for the remodeling of the home at 17 N 6th Street. In anticipation of our visit I've attached some design drawings which I will bring full size hard copies to help our conversation. The structure initially served as a residence but was eventually converted to office space. The folks at Hogan wish to remodel the structure to accommodate two rentable units with a two bedroom unit at the first floor and a one bedroom unit on the second floor. The intention of our visit is to get feedback in preparation for a planned HPC visit in February for a "concept review". Following our HPC visit we would then move into development of the construction drawings to be used for permit review and a final HPC review. As for a day and time, below are a few dates with windows of time that would work. I would imagine our visit would take no more than 30-45 minutes at most. Please let me know which is most convenient for you both.

Wednesday 1/14: 9:00 am - 12:00 pm

Friday 1/16: 12:00 - 3:00 pm

Warm regards,
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Malkosky, Jessie
Sent: Thursday, January 08, 2026 9:11:10 AM
To: Stood, Emily
Subject: RE: January HPC Meeting - Material Due Date Reminder

Perfect!

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.0000)
jmalkosky@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, January 8, 2026 9:08 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: January HPC Meeting - Material Due Date Reminder

Here's the site plan too if you need a digital copy

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 4:50 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Hi Emily – The attached will probably be helpful as well to include in the packet you prepare.

Thanks,
Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova
HALO | The Power to Break Through

From: Steve Kuhn
Sent: Tuesday, January 6, 2026 4:36 PM
To: 'Stood, Emily' <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

Thanks Emily...I'll see you the 21st.

Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova
HALO | The Power to Break Through

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:34 PM

To: Steve Kuhn <skuhn@innovapfi.com>
Subject: RE: January HPC Meeting - Material Due Date Reminder

Hi Steve,

Thank you for these! You are on the agenda for the January meeting and I'll keep you updated as I build out your packet. As this is for more of a Concept Review, the conversation will be more informal than the last meeting you attended, but I hope you're able to get a lot out of it before returning for your Permit Review.

Have a good one,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 11:22 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Good morning Emily – Please see the attached plans as promised. Let me know if you have any questions.

All the best,
Steve

Steve Kuhn
President



o: 630-845-3215 f: 630-845-3229 | e: skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | w: HALO.com/Innova

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From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Friday, January 2, 2026 6:57 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: January HPC Meeting - Material Due Date Reminder

Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.

All the best,
Steve

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From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 2, 2026 4:33:33 PM
Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

Additionally, due to Martin Luther King, Jr. day, the January HPC meeting will **not** occur on Tuesday, the 20th, but on **Wednesday, the 21st**. As we've discussed, a representative of the project is required to be at the meeting for the discussion. The meeting will still begin at 7 pm and occur at City Hall. Additional reminders of that date will be sent closer to the meeting.

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

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From: Malkosky, Jessie
Sent: Thursday, January 08, 2026 9:00:46 AM
To: Stood, Emily
Subject: RE: January HPC Meeting - Material Due Date Reminder

Op, no you did. I just didn't check that one thanks!

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, January 8, 2026 8:59 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: January HPC Meeting - Material Due Date Reminder

Attached! Sorry, I thought I copied you on this!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 11:22 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Good morning Emily – Please see the attached plans as promised. Let me know if you have any questions.

All the best,
Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

HALO | The Power to Break Through

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Friday, January 2, 2026 6:57 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: January HPC Meeting - Material Due Date Reminder

Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.
All the best,
Steve

Get [Outlook for iOS](#)

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 2, 2026 4:33:33 PM
Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

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Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Susan Fallon
Sent: Friday, January 16, 2026 5:10:11 PM
To: Stood, Emily
Subject: Re: 226 S River Ln

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Thank you Emily. See you then.

Sent from my iPhone

On Jan 16, 2026, at 1:58?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hi Susan,

Sounds good. I'll add it to my calendar and expect you then!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Friday, January 16, 2026 10:45 AM
To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>
Subject: Re: 226 S River Ln

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Hi Emily. Let's schedule our meeting for 1:30 p.m. next Friday, January 23rd.

Thank you.

Susan Fallon

On Friday, January 16, 2026 at 10:21:00 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good morning Susan,

I'm available between 1 and 4:30 that Friday. Let me know a time that would work for you and I can add it to my calendar.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Friday, January 16, 2026 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily. Tim and I have been working on getting our materials together. We would like to schedule a meeting with you with our materials and pictures next Friday, the 23rd. Would that be possible?

Thank you.

Susan

On Thursday, January 15, 2026 at 10:22:16 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

1. We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.
2. In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.

3. Thank you for the detail on those existing storms as well. Typically storms are not applicable for HPC review because they are designed to be removable, so our focus is still on the body of the window which stays in the house year-round. If the storms are somehow physically combined with the normal windows, that is a different consideration.
4. Any photos like you mentioned on the phone would be great! I'll be able to include everything in the Staff Report for the HPC so they can understand the reason for the project visually as well as in writing.
5. Additionally, so that I can set you up for a meeting involving all the windows, please send along the specs for the other windows proposed for replacement when you can. I'll package those all together and label them in the Staff Report.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Wednesday, January 14, 2026 5:05 PM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>

Subject: Re: 226 S River Ln

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Thank you for your email, Emily. I left you a long voicemail. We would like to get the materials for the meeting to you as soon as possible.

After reading your email, my husband, Tim, pointed out that actually our windows are in fact aluminum facing out due to the storm triple tracks that are on the windows. Our decision, and an expensive one at that, to go with the Marvin elevate, vastly improves the contributing historic facade of our home.

We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

On Wednesday, January 14, 2026 at 01:58:06 PM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good afternoon Susan,

I've had some time to review your paperwork and the files we have on your property. According to our files, your home was constructed in 1957, which is within the 1835-1966 Period of Significance for the historic district, so it is actually rated as a Contributing historic building.

Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

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I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

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From: jewel jensen
Sent: Friday, January 16, 2026 10:52:13 AM
To: Stood, Emily
Subject: Re: January HPC Meeting

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Hi Emily,
Stopped in historic Mt. Dora, FL and checked my email. Good luck on Wednesday with 501 South Street!!
Have a nice weekend.
Jewel
Sent from my iPhone

On Jan 16, 2026, at 10:58?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
Good morning again!

I apologize for the typo. The January meeting is on January 21st, not December! I apologize for any confusion.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Friday, January 16, 2026 9:25 AM
To: Paul Zellmer <pzellmer@thejenkinsgroup.com>; Jewel Jensen <bikerpink@yahoo.com>; Lisa McManus <lap8272@gmail.com>; Andrew Tobler <atobler@comcast.net>; 'George Salomon' <georgesalomon@gmail.com>; 'Mike Riebe' <mriebe25@gmail.com>; Kevin Phillips <kphillips0004@gmail.com>; DeGroot, David <ddegroot@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>; 'Rebecca Baltikas' <rbaltikas@gmail.com>; Walker, Marissa <mwalker@geneva.il.us>
Subject: January HPC Meeting

Good morning,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on **Wednesday, December 21st, 2026** at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:
[Agenda Center • Geneva, IL • CivicEngage](#)

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Have a great weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
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From: Futuristic Signs
Sent: Monday, January 05, 2026 4:33:16 PM
To: pdf@geneva.il.us; Stood, Emily
Subject: Sign Permit Application for MELT & DIP

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello

I hope you are doing well. Applying for sign permit Melt & Dip Illuminated Channel Letter & Box Sign. Attached is the application and drawings. Let me know if you have any questions.

Thank You
Mir Farooq Ali Hashmi
630-335-1831

From: George Salomon
Sent: Friday, January 16, 2026 9:55:44 AM
To: Stood, Emily
Subject: Re: January HPC Meeting

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January?

George Salomon
georgesalomon@ymail.com
Cell 847-612-6214

On Friday, January 16, 2026 at 09:25:18 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good morning,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on **Wednesday, December 21st, 2026** at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:
[Agenda Center • Geneva, IL • CivicEngage](#)

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Have a great weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

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From: Susan Fallon
Sent: Friday, January 16, 2026 10:44:46 AM
To: Stood, Emily; Tim Fallon
Subject: Re: 226 S River Ln

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Hi Emily. Let's schedule our meeting for 1:30 p.m. next Friday, January 23rd.

Thank you.

Susan Fallon

On Friday, January 16, 2026 at 10:21:00 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good morning Susan,

I'm available between 1 and 4:30 that Friday. Let me know a time that would work for you and I can add it to my calendar.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Friday, January 16, 2026 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 226 S River Ln

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Hi Emily. Tim and I have been working on getting our materials together. We would like to schedule a meeting with you with our materials and pictures next Friday, the 23rd. Would that be possible?

Thank you.

Susan

On Thursday, January 15, 2026 at 10:22:16 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.

In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.

Thank you for the detail on those existing storms as well. Typically storms are not applicable for HPC review because they are designed to be removable, so our focus is still on the body of the window which stays in the house year-round. If the storms are somehow physically combined with the normal windows, that is a different consideration.

Any photos like you mentioned on the phone would be great! I'll be able to include everything in the Staff Report for the HPC so they can understand the reason for the project visually as well as in writing.

Additionally, so that I can set you up for a meeting involving all the windows, please send along the specs for the other windows proposed for replacement when you can. I'll package those all together and label them in the Staff Report.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Wednesday, January 14, 2026 5:05 PM
To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>
Subject: Re: 226 S River Ln

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After reading your email, my husband, Tim, pointed out that actually our windows are in fact aluminum facing out due to the storm triple tracks that are on the windows. Our decision, and an expensive one at that, to go with the Marvin elevate, vastly improves the contributing historic facade of our home.

We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

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Have a good day,

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Please do not print this email unless it is absolutely necessary.

From: Rebecca Baltikas
Sent: Friday, January 16, 2026 9:37:59 AM
To: Stood, Emily
Subject: [THIS EMAIL MAY BE SPAM] Re: Upcoming HPC Meetings

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Hi Emily,

Thank you very much for the heads up. All has been coordinated on my end & I'll be in attendance for both January as well as February's meeting.

Kindly,
Becca

On Wed, Jan 14, 2026 at 3:50?PM Stood, Emily <estood@geneva.il.us> wrote:
Hi Becca!

Hope you and your family had a good holiday season! I just wanted to give you a heads up on some slight schedule changes with the January and February HPC meetings in case it affects your availability. Because of MLK Jr Day and President's Day, both meetings will be moved back to Wednesday instead of Tuesday, but times and locations will remain the same. In March we'll return to the third Tuesday schedule. I wrote those schedules out below so you have them, and I'll send out the normal Friday emails as well! Just keep us updated on whether or not you're available and we'll keep you in the loop on our end as well.

January Meeting:
1/21 at 7pm, in City Hall

February Meeting:
2/18 at 7pm, in City Hall

Thanks, and have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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From: Susan Fallon
Sent: Friday, January 16, 2026 9:45:13 AM
To: Stood, Emily
Subject: Re: 226 S River Ln

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<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidid=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Wednesday, January 14, 2026 5:05 PM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>

Subject: Re: 226 S River Ln

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Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

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From: Sean Gallagher
Sent: Wednesday, January 14, 2026 12:25:03 PM
To: Stood, Emily
Cc: phil@pmconstruction.us; blum.jill@gmail.com
Subject: Fwd: ? 428 Ford St. (Lang Residence) follow up

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Emily,
As I mentioned this morning, Phil Lang and his wife Jill are looking to re-engage with the process of moving forward with the work at their home at 428 N Second in the months to come. I thought it would be useful to provide an exchange with Jackie from 11/8/24 to provide some context. Phil is working to get Part 2 of the State Tax Freeze application moving with Darius Bryjka. Our intention is to first get the State's blessing for the project and then submit for "concept review" with the HPC after that.
Thanks!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

----- Forwarded message -----

From: **Boling, Jacqueline** <jboling@geneva.il.us>
Date: Fri, Nov 8, 2024 at 10:23?AM
Subject: RE: ? 428 Ford St. (Lang Residence) follow up
To: Sean Gallagher <contact@gallagherarch.com>
Cc: Muncie, Jessica <jmuncie@geneva.il.us>, phil@pmconstruction.us <phil@pmconstruction.us>, Buesing, Matthew <mbuesing@geneva.il.us>, blum.jill@gmail.com <blum.jill@gmail.com>

Completely understandable! I will note, that it is great to have the support from the state with majority of the pending exterior changes, that would be tremendously helpful when moving forward to the HPC, even if the Lang's do not move forward with the tax freeze. If you need anything else, please let me know!

Best,
Jackie Boling
Preservation Planner
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.938.4541

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Friday, November 8, 2024 10:17 AM
To: Boling, Jacqueline <jboling@geneva.il.us>
Cc: Muncie, Jessica <jmuncie@geneva.il.us>; phil@pmconstruction.us; Buesing, Matthew <mbuesing@geneva.il.us>; blum.jill@gmail.com
Subject: Re: ? 428 Ford St. (Lang Residence) follow up

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Good morning Jackie,
Thanks so much for the follow up! I'll get back to you on Item 9 if we determine that Darius' feedback on the other items makes sense to the Lang's moving forward with the property tax freeze. There may be items in Darius' response that make going forward with the tax freeze unhelpful in terms of the needs as a family.
Warm regards and thank you for your help!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

On Fri, Nov 8, 2024 at 10:11?AM Boling, Jacqueline <jboling@geneva.il.us> wrote:
Good Morning! Here are all of the questions that have been asked and answered regarding Historic Preservation! I heard back from Darius this morning, and there is only one question that he had. It's number 9, and it is highlighted. Let me know how you would like me to respond, or if you would like to ask any other questions!

Happy Friday

Jackie Boling
Preservation Planner

Historic Preservation:

- 1) Can the chimney be removed? It is a non-historic element added for venting of a modern boiler. **Yes, the chimney may be removed.**
- 2) If the garage were to stay and an addition done, could the addition be taller than the existing garage? **Yes, if an addition were done to the garage it could be taller.**
- 3) Can the garage be removed? I believe that prior HPC reviews and the State of Illinois said yes, but there was a bit of back and forth and we're not quite sure where this ended up. **The garage may be removed and if a new one were constructed, material from the existing garage would need to be utilized. There's no certain amount of historic material that needs to be saved. Given that several years have passed and the garage continued to deteriorate, the amount of salvageable material has likely diminished. We can evaluate any proposal presented for its overall impact on the historic property.**
- 4) Can the new work be taller than the existing residence? This home is the shortest I've ever worked on at 20'-4" from grade to peak and 18'-4" from 1st floor to peak. **Conceptually yes, but it should transition to that taller addition via a hyphen. I would encourage submission of conceptual plans for review**
- 5) Owners may wish to restore the original porch (see attached photo). We assume this would be well received by the HPC but just confirming. This may also sit in the front setback depending on where the City agrees to establish the front setback line. **This would be well received by the HPC. Clarification from the State of Illinois may be necessary to review the design to prevent false historicism.**
- 6) Owner's may also wish to restore the porch to the "jelly kitchen" (see attached photo) which now is enclosed and is interior space for the home. We assume this would be well received by the HPC but just confirming. **This would be well received by the HPC. Clarification from the State of Illinois may be necessary to review the design to prevent false historicism.**
- 7) Owner's wish to remove the back sunroom.....will this be allowed? **Yes, the back sunroom could be removed.**
- 8) Window replacement is being considered as the windows in the home are not original, they are old....but do not appear to be the original units as the current units have additional upper sash material added to bridge the space from the top sash of the current windows to the original head of the original windows. No real question here, just sharing this item for an eventual broader discussion. **Gallagher noted that it appears that the windows have been added at some point into existing sash openings that are taller than the windows that are currently in place. As the project develops a closer analysis and photos will need to be done to confirm the overall condition of the windows. See photo below showing top sash rail with blocking above.**
- 9) Could the setting of the existing home on a new foundation be done such that the home sits higher than it is currently, potentially +1'-2' higher? **Potentially. What is the rationale for raising it?**
- 10) Because the framing for the existing first floor is in such disrepair can the Lang's remove the framing and replace it with new code compliant framing members? **Yes. None of it will be visible after the walls are closed back up.**
- 11) Could Mr. Lang add height to the existing first floor by adding taller sistered wood studs to the existing wall framing providing a ceiling height that would be taller than the existing 7'-2" height? Note that this would require additional risers to the existing stair, assuming the existing stair would need to remain. **No. The ceiling height should be maintained.**
- 12) Can existing first floor partition walls be removed or moved? **In the existing addition, yes. Not in the main two-story home.**
- 13) Does the existing stair need to remain? **Yes. It is a primary historic element.**
- 14) Can the second floor space be modified such that the ceilings are vaulted and a loft overlooking the existing first floor below be provided? **I think that the flat ceiling in the bedroom could be raised to the underside of the roof framing, but a loft overlooking the first floor would not be approved. Such a proposal was already proposed and rejected previously.**
- 15) Can the "jelly kitchen" ceiling be removed to vault the interior ceiling? **Yes, but it should have a finished appearance (painted gypsum board, not exposed rafters/framing)**
- 16) If an addition was to be placed on the east side of the existing home, how far back would it need to be placed from the front of the residence? Gallagher noted that the (2) narrow double hungs on the east elevation may have some influence on anything new placed on the east elevation. **I think that the addition would need to be only nominally set back from the front of the existing one-story addition. It depends on the proposed massing and design of the new addition. But the new addition can cover the two window openings in question; it would not have to be set all the way back to leave them exposed and visible.**

From: Sean Gallagher <contact@gallagherarch.com>

Sent: Thursday, November 7, 2024 11:57 AM

To: Muncie, Jessica <jmuncie@geneva.il.us>

Cc: Boling, Jacqueline <jboling@geneva.il.us>; phil@pmconstruction.us; Buesing, Matthew <mbuesing@geneva.il.us>; blum.jill@gmail.com

Subject: Re: ? 428 Ford St. (Lang Residence) follow up

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Thanks Jessie for the follow up and clarification!

Sean M. Gallagher A.I.A.

Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

On Thu, Nov 7, 2024 at 9:54?AM Muncie, Jessica <jmuncie@geneva.il.us> wrote:

Hello Sean,

All the zoning summaries are correct. We are still waiting on the answer to #4. To answer #6:

6) An additional item for City Staff consideration. If a new front porch were proposed matching the original porch, the new porch would sit in violation of the 5th Street setback of 20' by .45', assuming the new porch aligns with the northwest corner of the existing residence. Would this be allowed?
[per Matt Buesing] **Technically porches can encroach 8' into the street setback in the D-SFMR district, so I think the porch would be fine. The code doesn't specify between front street yard and corner street yard for the encroachment.**

Thank you,

JESSIE MUNCIE

Assistant Planner
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.0000 Xtn. 4302

From: Sean Gallagher <contact@gallagherarch.com>

Sent: Wednesday, November 6, 2024 4:33 PM

To: Boling, Jacqueline <jboling@geneva.il.us>; Muncie, Jessica <jmuncie@geneva.il.us>; phil@pmconstruction.us; Buesing, Matthew <mbuesing@geneva.il.us>; blum.jill@gmail.com

Subject: ? 428 Ford St. (Lang Residence) follow up

EXTERNAL EMAIL - USE CAUTION

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Folks,

Below is a summary from our visit this morning. Please take a minute to review and let me know if you have any additions or edits. I've broken my note into Zoning and HPC items to separate out the subject matter. Do note that I've included Jackie's email response from ISHPO project reviewer Darius Bryjka.

Zoning:

1) What sets the Ford Street setback for the Lang home, Wetmore's porch or home?

A porch would be allowed to the front as far as the Wetmore porch at 18.2' but if a habitable addition was to be constructed it could only be built to the district minimum 20.0' (it's worth noting that no habitable addition is planned in this area currently).

2) Assuming the detached garage were to remain, would the detached garage allowable building area bonus and the side load garage allowable building area bonus both be applicable?

Only (1) of these bonuses would be allowed. If the garage were to remain detached it's assumed that the 500 s.f. area bonus would be observed. If the existing garage were to be removed and a new one constructed that was attached the 300 square foot side load area bonus would be observed. **IMPORTANT NOTE: If a new garage were constructed and attached to the new work, it would need to be built no closer to the rear lot line than 25'. Also worth noting, if a new detached garage were to be constructed it would need to sit no closer to the 5th Street property line than 20' and no closer to the rear and side property lines than 5'.**

3) If the Lang's wished to add to the existing detached garage, would a variance be needed? It's possible that the Lang's may want to add to the garage an additional stall to the north of the current garage. (The south portion of the garage currently sits in the allowable rear yard setback for accessory structures).

An addition would be allowed to the existing garage as long as it did not sit closer than 5' from the side and rear property lines.

4) For the Amore Residence at 127 Ford Street done in 2017, we stepped the addition down from the existing residence first floor. This allowed us a reasonable first floor height for the new work. Per our Zoning Compatibility Worksheet, the submitted permit drawings and my conversations with City Staff, it was allowed that even though the new work was lower than the existing first floor we set the 20' calculation line from the existing first floor and not the new stepped down first floor. I am simply confirming that City staff agree with this premise.

This is to be looked at by City Staff. Matt indicated that Brian Byrne and David DeGroot will be following up on this as an answer couldn't be provided at this time.

5) Gallagher asked if the addition to the rear of the home could sit as close to the 5th Street (west) property line as the existing residence sits (19.62')? Buesing indicated that the new work could not sit this close and would need to sit 20' from the 5th Street (west) property line.

6) An additional item for City Staff consideration. If a new front porch were proposed matching the original porch, the new porch would sit in violation of the 5th Street setback of 20' by .45', assuming the new porch aligns with the northwest corner of the existing residence. Would this be allowed?

Historic Preservation:

1) Can the chimney be removed? It is a non-historic element added for venting of a modern boiler.

Yes, the chimney may be removed.

2) If the garage were to stay and an addition done, could the addition be taller than the existing garage?

Yes, if an addition were done to the garage it could be taller.

3) Can the garage be removed? I believe that prior HPC reviews and the State of Illinois said yes, but there was a bit of back and forth and we're not quite sure where this ended up.

The garage may be removed and if a new one were constructed, material from the existing garage would need to be utilized. A clear definition of what material and how much material needs to be used was left undefined so there could be some back and forth on this in the future.

4) Can the new work be taller than the existing residence? This home is the shortest I've ever worked on at 20'-4" from grade to peak and 18'-4" from 1st floor to peak.

Yes_ish....this will need to be looked at critically as the design develops. New standards from the Secretary of the Interiors indicates that new work may be taller as long as the addition is "compatible" but this will need to be looked at in more detail as designs develop. When asked by Jackie how much taller the new work would be than the existing residence, a specific answer could not be provided at this time. The hope for the project is for the new work to step down from the existing first floor into new additions that have a 9' first floor ceiling (currently the existing home has first floor ceilings around 7'-2") It is clear that the new work will need to be taller than the existing 20'-4" at front grade but it's not yet certain what would best work for the Lang's. Gallagher did note that the current height of 20'-4" is around 14' lower than the allowable building height for the zoning district.

5) Owners may wish to restore the original porch (see attached photo). We assume this would be well received by the HPC but just confirming. This may also sit in the front setback depending on where the City agrees to establish the front setback line.

This would be well received by the HPC. Clarification from the State of Illinois may be necessary to review the design to prevent false historicism.

6) Owner's may also wish to restore the porch to the "jelly kitchen" (see attached photo) which now is enclosed and is interior space for the home. We assume this would be well received by the HPC but just confirming.

This would be well received by the HPC. Clarification from the State of Illinois may be necessary to review the design to prevent false historicism.

7) Owner's wish to remove the back sunroom.....will this be allowed?

No answer could be provided. Jackie will need to review and discuss this with Darius Bryjka.

8) Window replacement is being considered as the windows in the home are not original, they are old....but do not appear to be the original units as the current units have additional upper sash material added to bridge the space from the top sash of the current windows to the original head of the original windows. No real question here, just sharing this item for an eventual broader discussion.

Gallagher noted that it appears that the windows have been added at some point into existing sash openings that are taller than the windows that are currently in place. As the project develops a closer analysis and photos will need to be done to confirm the overall condition of the windows. See photo below showing top sash rail with blocking above.



9) Mr. Lang is considering moving the home temporarily on the site while a new deep foundation is placed under the existing home and for the new additions. The existing home would go back on the same footprint but would have a new deep concrete foundation and new floor framing. There would be no change in its location or footprint dimensionally on the site as it exists. Virtually the same thing was done on the Giampoli Residence at 201 N. Third Street. As well Mr. Lang may wish to set the existing residence slightly higher than the existing first floor in hopes that by doing this it will allow our new addition to be taller. I make note of this simply to make you aware and to open this up for discussion as far as potential concerns from HPC and Zoning. If we were to do this we would want to be sure we have an understanding of any potential roadblocks.

Jackie will discuss the temporary move and re-placing of the existing home on a new foundation with Mr. Bryjka.

Other State of Illinois items for consideration:

1) Could the setting of the existing home on a new foundation be done such that the home sits higher than it is currently, potentially +1'-2' higher?

2) Because the framing for the existing first floor is in such disrepair can the Lang's remove the framing and replace it with new code compliant framing members?

3) Could Mr. Lang add height to the existing first floor by adding taller sistered wood studs to the existing wall framing providing a ceiling height that would be taller than the existing 7'-2" height? Note that this would require additional risers to the existing stair, assuming the existing stair would need to remain.

4) Can existing first floor partition walls be removed or moved?

5) Does the existing stair need to remain?

6) Can the second floor space be modified such that the ceilings are vaulted and a loft overlooking the existing first floor below be provided?

7) Can the "jelly kitchen" ceiling be removed to vault the interior ceiling?

8) If an addition was to be placed on the east side of the existing home, how far back would it need to be placed from the front of the residence?

Gallagher noted that the (2) narrow double hungs on the east elevation may have some influence on anything new placed on the east elevation.

Please at your convenience, review the above summary and additional items and feel free to reach out with any feedback or edits.

Sincerest thanks!

Sean

HPC Related:

Below is the response from Darius Bryka to Jackie regarding items above.

Thank you, Jackie.

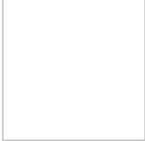
In answer to your questions:

1. If the garage were to stay and an addition done, could the addition be taller than the existing garage? **Yes.**
2. Can the new work be taller than the existing residence? This home is the shortest I've ever worked on at 20'-4" from grade to peak and 18'-4" from 1st floor to peak. **Conceptually yes, but it should transition to that taller addition via a hyphen. I would encourage submission of conceptual plans for review.**
3. Owner's wish to remove the back sunroom will this be allowed to accommodate the new addition? It appears to be non original to the material. **Yes, the back sunroom could be removed.**
4. Would the owners be permitted to vault the interior ceilings? **Not in the historic building. In the addition, of course.**
5. Per the comments provided during the October 2017 HPC meeting, they would be able to demolish the building and reuse materials – could we clarify what that would mean? Is there a certain number that needs to be met? **This pertains only to the garage, not the house. And there's no certain**

amount of historic material that needs to be saved. Given that several years have passed and the garage continued to deteriorate, the amount of salvageable material has likely diminished. We can evaluate any proposal presented for its overall impact on the historic property.

Darius Bryjka
Project Reviewer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
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From: Anaïs Bowring
Sent: Monday, January 12, 2026 9:21:58 PM
To: Stood, Emily
Subject: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

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That sounds great! Makes complete sense. Thanks Emily!

Best,
Anaïs

On Jan 12, 2026, at 3:27?PM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hi Anaïs,
Just a follow up from our call! I spoke to Brian and his advice was to just wait until you're able to do some exploratory demo to make any changes to your plans on the structure of the porch. There are a few options, such as additional piers, that could work with the structural changes in case the long rim joist idea ends up not seeming successful after that demo. He just wanted to make you aware to try to minimize surprises (as I'm sure you've already experienced is common with historic work.) For now, our advice is to work through the HPC approval process and then just stay in contact through the demo and construction process on any changes to the permit! Hopefully that relieves some stress in working out that detail of the permit change.

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 7, 2026 3:36 PM
To: 'Anaïs Bowring' <anaisbowring@gmail.com>
Subject: RE: Porch Roof and Steps

Hi Anaïs,
Thank you for the updated drawing and this form! We are processing that and beginning work on the packet now. I'll make a note of that roof pitch and the code in the packet so the Commission is aware ahead of time. I'll also keep an eye out for the info on roofing materials.

Before we get ahead of ourselves (and while the weather is still decent) I would recommend just triple checking the ability to fasten the future porch to the frame of the house, as drawn (of course just lower), rather than needing to fasten that to your foundation. Like I mentioned, that would end up being a structural change and require more oversight from Building. When I mentioned these updates to Brian today, he brought that up again as a concern that might lengthen permit review time, so I just want to give you as much time as possible in case that ends up being a concern. In the meantime, I'll keep up the work on the HPC review!

Have a good day, and feel free to reach out!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>
Sent: Tuesday, January 6, 2026 7:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Porch Roof and Steps

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Thanks, Emily!

Thanks so much for all the info! I reviewed the guidelines you linked to, and since I don't think that there are any original materials or particularly historic design/details for the porch roof, I didn't see much there that seemed very relevant to this proposed change. I also went back and remeasured the blueprints more carefully, and I think the shed roof pitch is actually 2.2:12 not 2.7:12. Separately, I sent a version of the East elevation with a seamed metal roof drawn in with 12" seams. I don't have more info yet on the specific materials for the roof, but have reached out to our contractor to ask for that.

Here is the application front form; I'll plan to drop off a signed copy tomorrow.

Thanks!
Anaïs Bowring (she/her)
703-927-7224

On Tue, Jan 6, 2026 at 2:54?PM Stood, Emily <estood@geneva.il.us> wrote:

Just got an alert this might not have sent so resending just in case. I'll link the guidelines instead of attaching them which should hopefully fix the issue.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thanks!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 6, 2026 1:57 PM
To: 'Anaïs Bowring' <anaisbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>
Subject: Porch Roof and Steps

Hi Anaïs,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

- Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
- Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

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From: Al Watts
Sent: Monday, January 12, 2026 12:46:36 PM
To: Ewoldt, Zach; Stood, Emily; Field, Emma
Subject: Fw: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

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Hi Preservation Planners of the Tri-Cities!

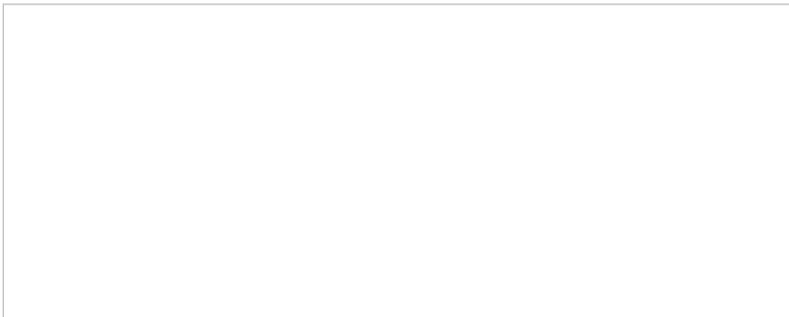
Looks like I will see most of you tonight. A lot is going on!

I am forwarding you a webinar you and your HPC may be interested in. Finding skilled tradespeople is a huge challenge for appropriate historic preservation. We have a small list [here](#), but it is not enough.

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley

From: National Alliance of Preservation Commissions <director@napcommissions.org>
Sent: Monday, January 12, 2026 8:45 AM
To: info <info@ppfv.org>
Subject: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

If you're having trouble viewing this email, you can [see it online](#).



There's still time to register for NAPC's first webinar of the new year, taking place on **Thursday, January 22, 2026**. This timely program focuses on the skilled preservation trades and the critical role they play in achieving strong preservation outcomes.

As fewer craftspeople enter the field and experienced practitioners retire, many communities are finding it increasingly difficult to complete appropriate repairs, from window restoration to masonry work. This webinar will examine how these workforce challenges affect local preservation efforts and what commissions and staff can do to respond.

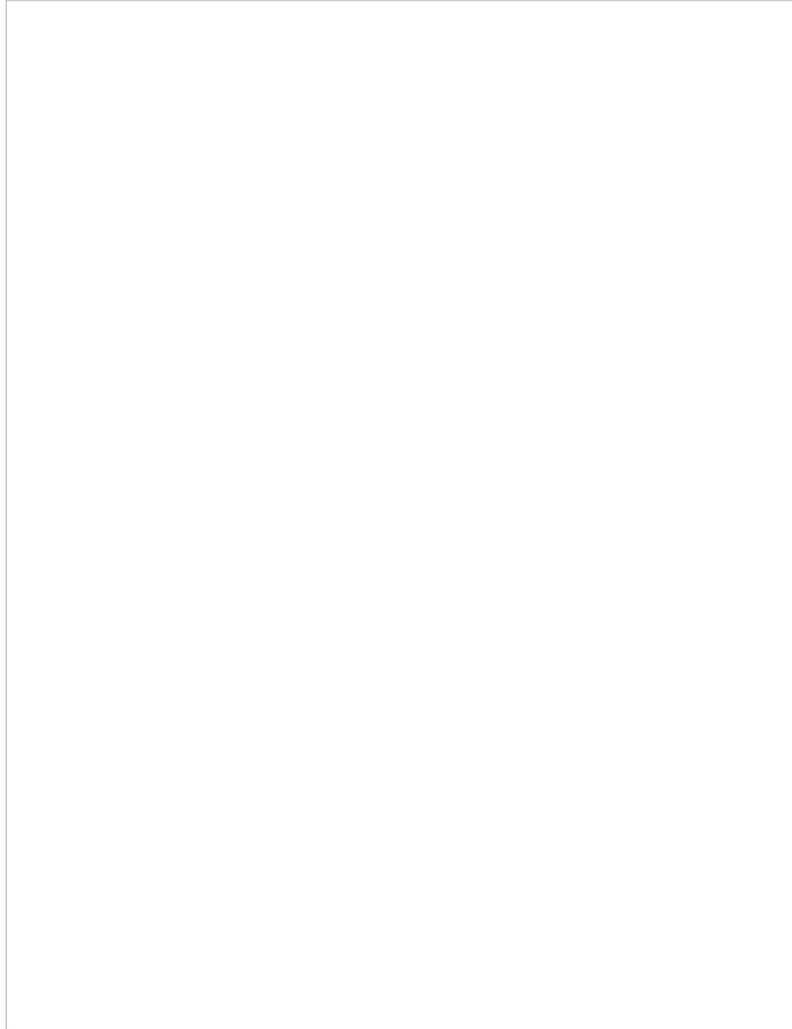
Participants will learn:

- Why the preservation trades matter to local governments
- How workforce shortages impact project quality and affordability
- Practical ways commissions and staff can support training, partnerships, and sustainable preservation outcomes

Supporting Skilled Preservation Trades at the Local Level: What Commissions and City Staff Need to Know

Thursday, January 22, 2026 | 1:00 p.m. EST

CE Credits: 1.5 AIA | 1.5 AICP



January 22, 2026 | 1 PM Eastern Time | 1.5 AIA/AICP

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We looking forward to learning with you on January 22nd!

P.O. Box 1011 Virginia Beach, VA 23451 Phone: (757) 802-4141

director@napcommissions.org

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From: jewel jensen
Sent: Friday, January 09, 2026 3:31:01 PM
To: Stood, Emily
Subject: Re: Kane County Connects

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Thank you
Jewel
Sent from my iPhone

> On Jan 9, 2026, at 11:56?AM, Stood, Emily wrote:
>
> ?Jewel,
>
> Someone from the county HPC mentioned this to me so I've also been keeping an eye out. It will definitely be a change in context for the Amasa White House no matter what they choose. It looks like some of the options might involve selling the property, so I would be interested to see where that ended up. I don't think they would allow the solar to damage the house, although unexpected things can happen during construction. I linked the minutes from the meeting they described in the article in case you're interested, they map out the options a lot more visually which was helpful to me.

> <https://www.kanecountyil.gov/Lists/Events/Attachments/8087/AG%20PKT%2024-12-10%20Spec.%20COW.pdf>

> See you later today!

> Emily Stood
> Preservation Planner

> -----Original Message-----

> From: jewel jensen
> Sent: Thursday, January 8, 2026 3:22 PM
> To: Stood, Emily
> Subject: Kane County Connects

> *****
> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.
> *****

> Emily,
> Just read this article, any idea how this would impact the 1840's historical Amasa White house? It is a cool house, I had the pleasure of touring it a few years ago with a group.

> Thanks,
> Jewel
> <https://kanecountyconnects.com/article/KaneCounty-Solar-FabyanProperty-Jail>

> Sent from my iPad

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[\[https://thor.geneva.il.us/images/instagramicon.png\]](https://thor.geneva.il.us/images/instagramicon.png)[\[https://thor.geneva.il.us/images/youtube.png\]](https://thor.geneva.il.us/images/youtube.png)[\[https://thor.geneva.il.us/images/GreenTree.png\]](https://thor.geneva.il.us/images/GreenTree.png) Please do not print this email unless it is absolutely necessary.

From: Field, Emma
Sent: Monday, January 12, 2026 2:09:19 PM
To: Al Watts; Ewoldt, Zach; Stood, Emily
Subject: RE: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

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Thanks for sharing Al! You will always catch me watching the NACP webinars.



Emma Field | Planner
phone: 630.443.3958 | efield@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
City of St. Charles | stcharlesil.gov



From: Al Watts <community@ppfv.org>
Sent: Monday, January 12, 2026 12:47 PM
To: Ewoldt, Zach <zewoldt@bataviail.gov>; Stood, Emily <estood@geneva.il.us>; Field, Emma <efield@stcharlesil.gov>
Subject: Fw: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

Hi Preservation Planners of the Tri-Cities!

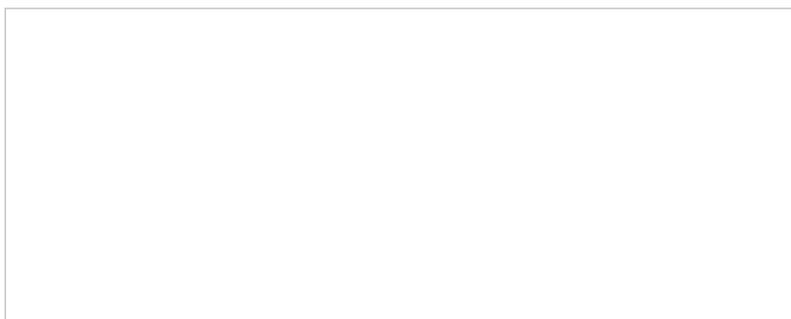
Looks like I will see most of you tonight. A lot is going on!

I am forwarding you a webinar you and your HPC may be interested in. Finding skilled tradespeople is a huge challenge for appropriate historic preservation. We have a small list [here](#), but it is not enough.

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley

From: National Alliance of Preservation Commissions <director@napcommissions.org>
Sent: Monday, January 12, 2026 8:45 AM
To: info <info@ppfv.org>
Subject: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

If you're having trouble viewing this email, you can [see it online](#).



There's still time to register for NACP's first webinar of the new year, taking place on **Thursday, January 22, 2026**. This timely program focuses on the skilled preservation trades and the critical role they play in achieving strong preservation outcomes.

As fewer craftspeople enter the field and experienced practitioners retire, many communities are finding it increasingly difficult to complete appropriate repairs, from window restoration to masonry work. This webinar will examine how these workforce challenges affect local preservation efforts and what commissions and staff can do to respond.

Participants will learn:

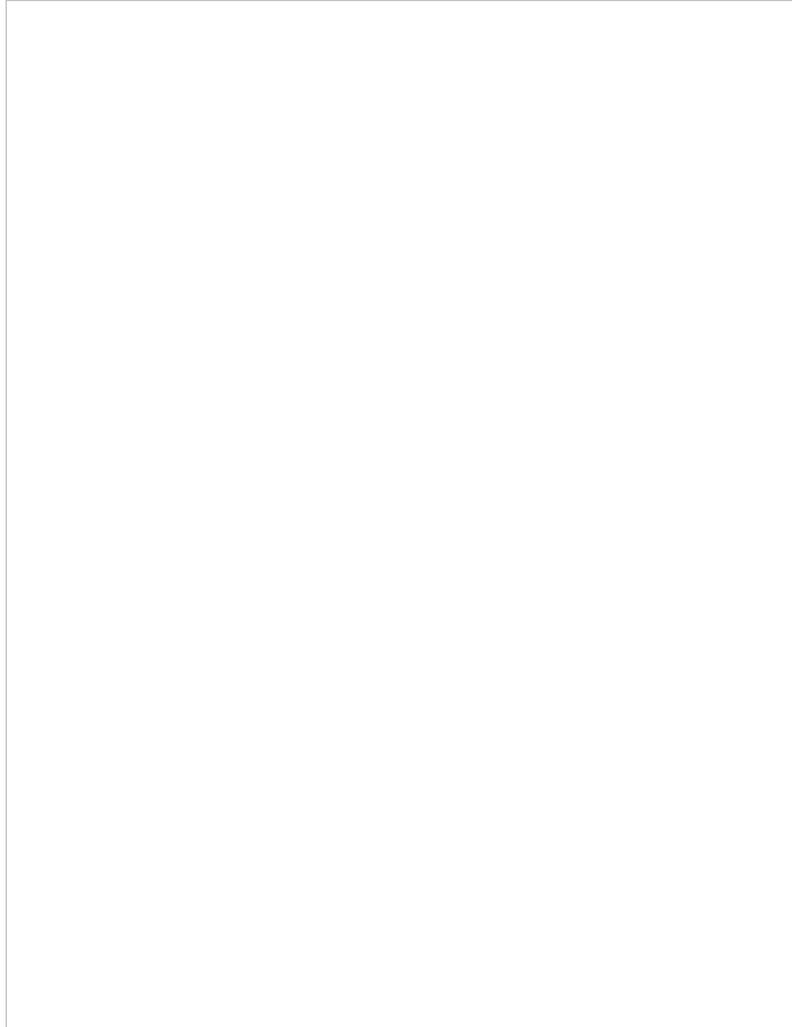
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director@napcommissions.org

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From: Field, Emma
Sent: Tuesday, January 13, 2026 10:55:55 AM
To: Stood, Emily
Subject: RE: COA reviews questions

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Thank you!

Last night went well. All but one were in agreement with the paint proposal. One concern that was raised was what to do if someone goes ahead and paints without a COA and those repercussions so that is why I asked you if everything is done through a permit or not. Hope it went well for you as well!



Emma Field | Planner
phone: [630.443.3958](tel:630.443.3958) | efield@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
City of St. Charles | stcharlesil.gov



From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, January 13, 2026 10:03 AM
To: Field, Emma <efield@stcharlesil.gov>
Subject: RE: COA reviews questions

Hi Emma,

Yes, everything which is reviewed administratively and by the Commission requires a permit! Geneva runs a little bit of a different system than most HPC's so instead of issuing COA's as a more separate thing, the HPC review is a "Construction Plan Review" which is tied in with the full permit review. We do sometimes get people that don't realize they needed a permit in general, but since everything lines up we basically just hand off the HPC review form with the permit form anytime it affects a designated property. This is part of the conversation we've been having about paint on masonry – since paint doesn't require a permit, we would have to rewrite a lot of our system and I'm honestly not sure how we would handle notification at this point.

In other news, my friend checked her files last night and she didn't do a lot of research on shingle suppliers, especially up north. I quickly googled stamped metal shingles and it looks like there are a decent amount of manufacturers around doing different things, including with the more Victorian styles. I think pointing your applicant towards those and maybe the Landmarks Directory would be helpful! It looks like there are some contractors who also have experience in metal roofing on that site as well.

Hope this helps, and hope your meeting last night went well!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Field, Emma <efield@stcharlesil.gov>
Sent: Tuesday, January 13, 2026 8:53 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: COA reviews questions

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Hi Emily,
I am looking through your COA list and the level of review for each project. I know you do a lot of administrative reviews. It also looks like you do a lot of reviews for work that, in St Charles, would not require a permit. Does all the work that you and the Commission review, require a permit? For those that do not require a permit, how do people know to take out a COA for it? Thanks!



Emma Field | Planner
phone: [630.443.3958](tel:630.443.3958) | efield@stcharlesil.gov
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From: Sean Gallagher
Sent: Thursday, January 08, 2026 3:34:41 PM
To: Stood, Emily
Cc: BRIAN HOGAN; Byrne, Brian
Subject: Re: Visit to discuss remodeling of 17 N 6th Street

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Perfect, thanks Emily!
Brian and I look forward to seeing you both then.
Have a great day!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

On Thu, Jan 8, 2026 at 3:28?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Sean,

Always happy to meet! How about Wednesday at 10 am? Both Brian and I will be available then.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Thursday, January 8, 2026 10:23 AM
To: Stood, Emily <estood@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: BRIAN HOGAN <hogandesignandconstruction@gmail.com>
Subject: Visit to discuss remodeling of 17 N 6th Street

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Good morning Emily and Brian,
I hope the day finds you both doing well! I am reaching out on behalf of Brian Hogan with Hogan Design + Construction in hopes of setting up a visit to discuss Hogan's intentions for the remodeling of the home at 17 N 6th Street. In anticipation of our visit I've attached some design drawings which I will bring full size hard copies to help our conversation. The structure initially served as a residence but was eventually converted to office space. The folks at Hogan wish to remodel the structure to accommodate two rentable units with a two bedroom unit at the first floor and a one bedroom unit on the second floor. The intention of our visit is to get feedback in preparation for a planned HPC visit in February for a "concept review". Following our HPC visit we would then move into development of the construction drawings to be used for permit review and a final HPC review. As for a day and time, below are a few dates with windows of time that would work. I would imagine our visit would take no more than 30-45 minutes at most. Please let me know which is most convenient for you both.

Wednesday 1/14: 9:00 am - 12:00 pm

Friday 1/16: 12:00 - 3:00 pm

Warm regards,

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

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From: Lisa McManus
Sent: Friday, January 09, 2026 12:48:22 PM
To: Paul Zellmer
Cc: Stood, Emily
Subject: Re: City Council Meeting

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Hi Paul,

Attached is the script Emily sent me. I will see you both Monday evening!

Have a great weekend,
Lisa

On Fri, Jan 9, 2026 at 11:32?AM Paul Zellmer <pzellmer@thejenkinsgroup.com> wrote:
Emily and Lisa,

I will speak.

pz

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Fri, Jan 9, 2026 at 11:23?AM Stood, Emily <estood@geneva.il.us> wrote:
Paul,

Sounds good. Attached is Jewel's script from last time and the draft minutes document with individual findings of fact. I'm also happy to write up a draft for Monday for your review or use, or to review anything you write up. The focus is to summarize the findings from the Public Hearing. We cannot at this time add new concepts since the hearing is closed.

Just to clarify so I can let David know, which of you are planning to speak?

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Friday, January 9, 2026 10:49 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: City Council Meeting

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Emliy,

We will both be there. Send me what you have sent her.

Thanks,

Paul

|

|
Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Fri, Jan 9, 2026 at 10:42?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Just wanted to check in on the meeting on Monday and if you've spoken with Lisa. It sounds like we want to have the speaker nailed down by today if possible so we're prepared for the meeting.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
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estood@geneva.il.us

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From: jewel jensen
Sent: Thursday, January 08, 2026 12:55:34 PM
To: Stood, Emily
Subject: Re: HPC Updates

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Thank you Emily,
Jewel
Sent from my iPad

On Jan 7, 2026, at 12:06?PM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hello everyone,

Just a few date reminders for the next few months as we have some moving pieces coming up! The January and February meetings will both be pushed back a day to Wednesday due to MLK Jr Day and President's Day, respectively. This means that the next two HPC meetings will be on **January 21 and February 18**. Other than the date shift, they will be at 7 at City Hall as normal. After February, we'll go back to our normal Tuesday schedule.

Additionally, as I've messaged earlier, the appeal for the 4 E State decision will occur next Monday, the 12th. Lisa will be representing the HPC at that meeting. The meeting will stream and be recorded as normal, and we will keep you all updated on the decision.

As always, please do not reply all to this message in compliance with the Open Meetings Act.

Thank you,

Emily Stood

Preservation Planner

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estood@geneva.il.us

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From: Lisa McManus
Sent: Thursday, January 08, 2026 10:49:25 AM
To: Stood, Emily
Subject: Re: 4 E State Appeal

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I'll end up doing any work on this over the weekend.
Lisa McManus

On Jan 7, 2026, at 12:15?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hi Lisa,

I'm attaching the draft minutes with findings of fact for the 4 E State decision in case it's helpful in writing a script! These are also going to be added to the Developments webpage as a draft for the City Council to review. As always, let me know if you need a hand with that or have any questions. Happy to review any drafts.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Monday, January 5, 2026 8:41 AM
To: 'Lisa McManus' <lap8272@gmail.com>
Subject: RE: 4 E State Appeal

Lisa,

No worries! I didn't expect any quick responses last week.

That's perfect that you're already planning on being there. I'm attaching the script that Jewel used during the last appeal, if that's helpful in making up a new script. Happy to help pull together an updated version for this time around if you'd like. I can always hop on a call or set up a meeting if that's easier as well. I think the goal would be similar to the HPC meeting in making sure we really stick to the current application and emphasize everyone's conclusions from the meeting.

Either way, I'll keep you updated if anything changes as we get closer to the meeting!

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4310](tel:4310)
estood@geneva.il.us

From: Lisa McManus <lap8272@gmail.com>
Sent: Sunday, January 4, 2026 8:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 4 E State Appeal

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Sorry- I was out of town! Yes, I was planning on attending the meeting in general.

On Mon, Dec 29, 2025 at 4:30?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Lisa,

Hope you're doing well, and that your holiday season has been good! I have an ask for you.

As you know, the appeal was submitted for 4 E State Street, and will be going before the City Council on January 12. The HPC has a right to give a statement at this meeting, along with the applicant. Paul is not available to attend the meeting, so we're looking for another member to attend and make that statement. Would you be available to speak at the meeting? You would basically have to read off a summary of the conclusions you all reached when the demolition was denied on the 16th. We thought you would be great because you have experience with this project and you have a knack for summing things up well in meetings. I would of course be happy to talk with you about the meeting process or a statement before hand as well. If you're not available, just let me know and I can ask someone else.

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
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--
Lisa A. McManus, ASID, NCIDQ

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<DEC16 - Historic Preservation Minutes_DRAFT.pdf>

From: Steve Kuhn
Sent: Friday, January 02, 2026 6:57:01 PM
To: Stood, Emily
Subject: Re: January HPC Meeting - Material Due Date Reminder

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Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.
All the best,
Steve

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From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 2, 2026 4:33:33 PM
Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

Additionally, due to Martin Luther King, Jr. day, the January HPC meeting will *not* occur on Tuesday, the 20th, but on **Wednesday, the 21st**. As we've discussed, a representative of the project is required to be at the meeting for the discussion. The meeting will still begin at 7 pm and occur at City Hall. Additional reminders of that date will be sent closer to the meeting.

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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From: Sean Gallagher
Sent: Thursday, January 08, 2026 10:22:50 AM
To: Stood, Emily; Byrne, Brian
Cc: BRIAN HOGAN
Subject: Visit to discuss remodeling of 17 N 6th Street

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Good morning Emily and Brian,
I hope the day finds you both doing well! I am reaching out on behalf of Brian Hogan with Hogan Design + Construction in hopes of setting up a visit to discuss Hogan's intentions for the remodeling of the home at 17 N 6th Street. In anticipation of our visit I've attached some design drawings which I will bring full size hard copies to help our conversation. The structure initially served as a residence but was eventually converted to office space. The folks at Hogan wish to remodel the structure to accommodate two rentable units with a two bedroom unit at the first floor and a one bedroom unit on the second floor. The intention of our visit is to get feedback in preparation for a planned HPC visit in February for a "concept review". Following our HPC visit we would then move into development of the construction drawings to be used for permit review and a final HPC review. As for a day and time, below are a few dates with windows of time that would work. I would imagine our visit would take no more than 30-45 minutes at most. Please let me know which is most convenient for you both.

Wednesday 1/14: 9:00 am - 12:00 pm

Friday 1/16: 12:00 - 3:00 pm

Warm regards,

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Rebecca Baltikas
Sent: Tuesday, December 30, 2025 2:53:57 PM
To: Malkosky, Jessie
Cc: Buesing, Matthew; Stood, Emily; DeGroot, David
Subject: [THIS EMAIL MAY BE SPAM] December Invoice - Baltikas

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Good afternoon,

Attached, you'll find the billing details for the month of December. Please note there is one meeting from November that had not yet been invoiced. For your awareness, I completely understand if this needs to be omitted and resubmitted.

Thank you very much,
Becca

From: Donna Falk
Sent: Tuesday, December 23, 2025 12:57:39 PM
To: Stood, Emily
Subject: Re: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP

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I will reach out to my alder persons.

Merriest holidays to you Emily.

Donna Rose Falk

On Dec 23, 2025, at 10:21?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
Good morning Donna,

Thank you for your comments! Being an optimist is always a good thing in my opinion.

In terms of the initial demolition – when Shodeen purchased the property and began demolition, they agreed to leave the stone blacksmith shop up for investigation after pulling down the rest of the wood frame restaurant, because it was known that the stone existed within the larger building. This was before anything on the property had been landmarked, so that part of the demolition did not undergo HPC review. A lot of that history is described in the most recent [agenda and packet](#), and videos of meetings referenced in that packet are available on YouTube.

In terms of many of your other comments, I would recommend you reach out to your alderpersons in order to make your voice heard. Their contact info is available [here](#). Since the Public Hearing with the HPC is closed, and their decision has been made, they are no longer receiving comments for deciding the case. An appeal has been submitted by the property owners, so City Council will be the next group to make a decision on the case.

Thank you again, and have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Donna Falk <donnaRoseFalk@gmail.com>
Sent: Tuesday, December 23, 2025 9:32 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP
Importance: Low

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I certainly do NOT want the blacksmith shop destroyed after all the destruction has occurred on this site. All the adjacent buildings are gone and the restaurant basement where parties and lovely family memories were made is not visible-maybe it's underwater by now with all of the neglect. So it's not just the buildings that need love and attention and protection from ambitious developers but the land itself. Whatever happened to that restaurant? We know what happened to the bike and thrift shop. Was it wise to tear things down and give Shodeen the upper hand to assume they could keep tearing down ALL structures? Can you get me up to speed here and check my attitude? This has all been unfortunate. How can we move past all of this in a positive manner?

I think enough destruction has occurred on this property. We need the blacksmith shop-even if we use only the stones to recreate the foundation. Can the city or some friendly entity legally buy the property back from Shodeen? And can this entity plan for the construction and development of this historic site that can be enjoyed by the citizens of Geneva and anyone who visits our charming town? This can be an investment in tourism-for real. The Cooperage made barrels- maybe let's plan a brewery there. Let's find an architectural plan for a real blacksmith shop again and have a real blacksmith create functional art and sell it on site-fences, locks, pots and pans...Let's plan for maybe a glassworks shop with artists making glass wares and selling them. There's more to consider...just think of the possibilities. We need a positive way forward.

I know-I'm an optimist.

Donna Rose Falk
Artist, Geneva

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From: Paul Zellmer
Sent: Tuesday, December 23, 2025 11:35:52 AM
To: Stood, Emily
Subject: Re: 4 E State St Appeal

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Emily,

Thank you for the heads-up regarding the appeal for 4 E State Street being brought to the City Council on January 12th. Unfortunately, I will be out of town that day and will not be available to speak at the meeting.

Happy Holidays,

Paul

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Tue, Dec 23, 2025 at 9:49?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

I just wanted to give you a heads up in case you didn't already see it in the news that the appeal for 4 E State Street has been submitted to be brought to City Council. It looks like the appeal will be considered at the January 12th meeting. As I'm sure you know, the HPC has a right to speak at the meeting, basically to sum up why the demolition was denied again.

Since you're the chair, I wanted to get that in front of you first to see if you're available to speak or if you would need another member to attend that meeting. I'll be sending out an announcement email to the entire Commission once the date is added to our website later today. Happy to hop on a call to discuss speaking points or the appeal in general with you!

Thank you, and happy holidays if I don't hear from you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.4310)
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From: Al Watts
Sent: Monday, December 22, 2025 12:47:31 PM
To: Stood, Emily
Subject: Re: Blacksmith Shop demo appeal?

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Thanks. I will direct future comments to the alderpersons. You will probably still get comments to you, though, because I put your email in the last message I sent on Dec. 17. I'll spare your inbox for future messages.

Enjoy your holidays!

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley
From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 22, 2025 12:12 PM
To: Al Watts <community@ppfv.org>
Subject: RE: Blacksmith Shop demo appeal?

Hi Al,

Yes, an appeal has been filed. We don't have an official date for the appeal yet, but that will be announced on the City website when we do. In any case, code gives 30 days for an appeal to be reviewed by council once it is received, so it will be within the month.

Since the public hearing is closed, I've been pointing anyone with comments to their alderpersons. Just wanted to let you know since I know you've been keeping your members updated and included my contact as well! Of course, I can always help answer questions or point people towards resources like meeting videos, but the HPC itself has made their official decision on this application so any comment on the appeal is more for City Council at this point.

Thanks, and happy holidays if I don't hear from you!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Monday, December 22, 2025 11:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop demo appeal?

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Hi Emily,

In an article in the Kane County Chronicle last week, David Patzelt indicated that he intended to appeal HPC's denial of a demolition permit on December 16, 2025. Has the appeal been filed, and when would you expect it to come before the City Council?

Thanks!

Al Watts (He / Him)
Community Engagement Director



**PRESERVATION
PARTNERS of the
FOX VALLEY**

630.377.6424 | 8 Indiana, St. Charles |
Mon, Tues, & Thurs 9a-5p | PPFV.org |

Mission: to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

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From: Preservation Partners of the Fox Valley
Sent: Monday, December 22, 2025 5:35:22 AM
To: Stood, Emily
Subject: ?Demo DENIED of Geneva's blacksmith shop/Mill Race Inn

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If you're having trouble viewing this email, you can [see it online](#).

???Fox Flash alerts are urgent emails about historic preservation issues provided to our Preservation Partners members. Due to the high interest in Geneva's 1840s blacksmith shop, we have sent this message to all of our subscribers.

If you would like to receive ???Fox Flash alerts in the future, please sign up to become a [Preservation Partner](#) today!

Last night, December 16, 2025, the demolition request of Geneva's 1840s blacksmith shop was **denied unanimously** by the Historic Preservation Commission (HPC).

Since nothing substantial had changed since demolition was denied in 2023, the HPC found no reason to change its position on this latest request. While there were many more letters and speakers favoring demolition than in 2023, the HPC was not convinced this meant that a majority of the community wanted demolition, as the applicant had argued.

We expect the owner to **appeal to City Council for its January 5, 2026** meeting. A supermajority, 2/3 of the alderpersons present, would need to approve demolition to overrule the HPC.

Like the HPC, City Council will **evaluate whether or not the majority of the community wants the demolition of the blacksmith shop**. We encourage you to express your opinion by submitting a letter to **Emily Stood, Geneva Preservation Planner**, at estood@geneva.il.us, submitting a letter to your alderperson ([their contact info is here](#)), and/or attending the public meeting, expected to be January 5, 2026 at 7 PM at Geneva City Hall, 109 James Street.

MORE INFORMATION

- Visit our website for more detailed information at <https://www.ppfv.org/blog/2025/12/15/third-request-demolition-of-genevas-1840s-blacksmith-shop>
- Review the full demolition application on the [City of Geneva's website here](#).
- Forward this email to others you think would be interested.

If you appreciate the work we have done on this and other historic properties in the Fox Valley, please consider becoming a member today!

PRESERVATION PARTNERS MEMBERSHIP

Preservation Partners of the Fox Valley
P.O. Box 903
St. Charles, IL 60174
(630) 377-6424
info@ppfv.org

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This email was sent to jboling@geneva.il.us. [Click here to unsubscribe.](#)

From: Kevin O'Neill
Sent: Friday, December 19, 2025 8:23:03 AM
To: Stood, Emily
Subject: Re: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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No problem. This will take less than an hour. I will try to get there a little earlier too. Kevin

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From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, December 19, 2025 8:20:01 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

I just wanted to give you a heads up that I completely forgot we have our office holiday party at noon today! I don't think we'll need more than an hour for our discussion, but if you'd prefer to come in a little early just in case, my morning is open, so I can be available whenever is best for you.

See you soon,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Monday, December 15, 2025 9:37 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Thanks, see you then. Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:36 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Yes, that's great! I will add you to my calendar and see you then.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
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Would Friday, Dec. 19th at 11:00 am work for you? Thanks, Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:18 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

Happy to meet! We have an HPC meeting this Tuesday that has me pretty busy for the first half of the week, but Thursday or Friday I am available any time. If either of those days works please let me know.

As an aside, I saw the church lit up for Christmas during the Cookie Walk, and it looked great! I was very excited to see it.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>

Sent: Sunday, December 14, 2025 2:52 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Hi Emily,

I hope all is well with you. I'd like to schedule a meeting with you to review a new project at UUSG. We will be installing security cameras on the building and electronic entry devices on the doors in the next couple of months. Before we sign with a contractor, I want your advice on how to proceed with the Historic Preservation Commission. Are you available before the end of the year, say next week December 15th?

Thanks,
Kevin O'Neill
Facilities & FEMA Grant Team Lead
Unitarian Universalist Society of Geneva (UUSG)
102 S. 2nd Street
Geneva, IL 60134
630-532-8751

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From: Kevin O'Neill
Sent: Friday, December 19, 2025 9:25:37 AM
To: Stood, Emily
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Attached is the scope of the security camera project I want to review with you today. Given your schedule, I thought having this as a preview might help our meeting go faster. We can discuss more at 11 a.m.

Thanks,
Kevin O'Neill

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Friday, December 19, 2025 8:23 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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See you soon,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
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Preservation Planner

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Emily Stood

Preservation Planner

City of Geneva, Illinois

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22 South First Street, Geneva, IL 60134

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estood@geneva.il.us

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Kevin O'Neill
Facilities & FEMA Grant Team Lead
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From: jewel jensen

Sent: Thursday, December 18, 2025 1:40:25 PM

To: Stood, Emily

Subject: [THIS EMAIL MAY BE SPAM] Rough Draft Possible Landmarks

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Here you go Emily!

Jewel

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Sent from my iPhone

From: Preservation Partners of the Fox Valley
Sent: Wednesday, December 17, 2025 6:17:33 PM
To: Stood, Emily
Subject: ?Demo DENIED of Geneva's blacksmith shop/Mill Race Inn

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If you're having trouble viewing this email, you can [see it online](#).

??Fox Flash alerts are urgent emails about historic preservation issues provided to our Preservation Partners members. Due to the high interest in Geneva's 1840s blacksmith shop, we have sent this message to **all** of our subscribers.

If you would like to receive ??Fox Flash alerts in the future, please sign up to become a [Preservation Partner](#) today!

Last night, December 16, 2025, the demolition request of Geneva's 1840s blacksmith shop was **denied unanimously** by the Historic Preservation Commission (HPC).

Since nothing substantial had changed since demolition was denied in 2023, the HPC found no reason to change its position on this latest request. While there were many more letters and speakers favoring demolition than in 2023, the HPC was not convinced this meant that a majority of the community wanted demolition, as the applicant had argued.

We expect the owner to **appeal to City Council for its January 5, 2026** meeting. A supermajority, 2/3 of the alderpersons present, would need to approve demolition to overrule the HPC.

Like the HPC, City Council will **evaluate whether or not the majority of the community wants the demolition of the blacksmith shop**. We encourage you to express your opinion by submitting a letter to **Emily Stood, Geneva Preservation Planner**, at estood@geneva.il.us, submitting a letter to your alderperson ([their contact info is here](#)), and/or attending the public meeting, expected to be January 5, 2026 at 7 PM at Geneva City Hall, 109 James Street.

MORE INFORMATION

- Visit our website for more detailed information at <https://www.ppfv.org/blog/2025/12/15/third-request-demolition-of-genevas-1840s-blacksmith-shop>
- Review the full demolition application on the [City of Geneva's website here](#).
- Forward this email to others you think would be interested.

If you appreciate the work we have done on this and other historic properties in the Fox Valley, please consider becoming a member today!

PRESERVATION PARTNERS MEMBERSHIP

Preservation Partners of the Fox Valley
P.O. Box 903
St. Charles, IL 60174
(630) 377-6424
info@ppfv.org

FOLLOW US:

Header background provided by [Free Vector](#)

This email was sent to jboling@geneva.il.us. [Click here to unsubscribe.](#)

From: TJ Bollinger
Sent: Wednesday, December 17, 2025 3:03:29 PM
To: Stood, Emily
Subject: Re: 501 South Street Garage

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily,

The wood will be moved tomorrow.

Does "undergo normal permit review" include waiting for a meeting in January? If so, this is about the worst case scenario compared to what we discussed yesterday.

As far as I know, the jack was put up because when my initial crew was not confident doing the work, Chad wanted to be extra cautious about an unknown.

There are exposed rafters from the inside. We did try to determine the required work the first time we were there. But there was no conclusion, which is why we felt it best to make that determination by doing a complete tear off and pulling up the decking. If I could've made that conclusion from the inside, I would've already applied for the necessary permit.

I can have all of these materials ready for you. But how am I to proceed if we tear it off and notice that it is above and beyond normal permit purview? We then have to wait for a meeting? Of which you know there is no guarantee of approval, as most contractors have to go through several meetings to get approval through the HPC. What does that also do for public safety, leaving an exposed roof with materials through winter and regarding Julie and her parallel driveway?

Can this be handled like we discussed on the phone? Where I have those permit materials prepared, we go and do the tear off, and if it is deemed beyond replacing a few boards we can continue with the work and I can submit the materials to you at the same time? Because with all due respect, it seems egregiously bureaucratic and unproductive to halt work and potentially carry this through the dead of winter, with an open and exposed roof, with no gutters, and Julie pulling her car in and out and walking that driveway with her daughter, Jeanie...just to go through a round of meetings to restore a garage (which is an addition) back to original shape and structure.

If calling is easier, I'm available. But please advise as soon as possible. Thank you, Emily.

TJ Bollinger

Sent from my iPhone

On Dec 17, 2025, at 2:07?PM, Stood, Emily <estood@geneva.il.us> wrote:

?

Hi TJ,

We got together this morning to discuss the details of your case, and I did confirm that if the project goes beyond normal maintenance and repair, *you will need to undergo normal permit review including the HPC review.*

If you're able to estimate work from the interior of the garage, this may be able to better inform whether or not this work goes beyond normal maintenance and repair. I don't know the exact details, but Chad did let us know that there is a jack holding some things up inside the garage, which leads me to assume that the framing is at least partially exposed, as is pretty typical in historic garages. Hopefully this strategy would help you calculate timing for yourself and your team.

In order to streamline things for everyone involved, I included a bullet pointed list of additional materials which would be required for a new permit if the work does end up going beyond normal maintenance and repair. Feel free to reach out to myself or the Building Department on these permit requirements; Brian Byrne, our Building Commissioner, is CC'ed on this email so he's in the loop. Of course we already have the information on the shingles from your reroofing permit, so there's no need to resend that information. I know you like to plan ahead, so my recommendation is to get materials together earlier rather than later if you think there is any chance the work could go beyond normal maintenance and repair after taking a look inside the garage. That way Staff can work with you to make any necessary adjustments to minimize time spent in HPC meetings.

- Normal drawing set for roof construction, including section and plan drawings
- Documentation of damaged elements (typically labeling photos on a Word document or pdf is easiest for applicants)
- Written scope of work, including that details like pitch, height, etc would be replaced like for like

Finally, just to keep you updated, I did let our Code Compliance Officer know that you plan to move that lumber out of sight, so that should hopefully take the temperature down for everyone a little.

Like I said, feel free to reach out to myself or Brian with any questions. If you have anything that might involve both of us, you can always just reply all to this email and we'll both be able to see it and help you out! Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

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From: James Radecki
Sent: Wednesday, December 17, 2025 1:34:34 PM
To: Stood, Emily
Subject: Re: HPC Makeup

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Thanks Emily. I appreciate your quick response.

Jim
Sent from my iPad

> On Dec 17, 2025, at 1:11?PM, Stood, Emily wrote:

>

> ?Hello Jim,

>

> Attached is a document outlining the HPC member's backgrounds. Additionally, they recently introduced themselves to our City Administrator during the October HPC meeting, so I linked that below for you in case you want to hear that straight from them. Their introductions began at about the 2:15 mark.

>

> <https://www.youtube.com/watch?v=HBORLR3JhqU>

>

> Thank you for reaching out,

>

> Emily Stood

> Preservation Planner

> _____

>

> -----Original Message-----

> From: James Radecki

> Sent: Tuesday, December 16, 2025 4:57 PM

> To: Stood, Emily

> Subject: HPC Makeup

>

> *****

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> *****

>

>

>

> Pursuant to Geneva's Municipal Code (Chapter 3 Section 3-3-1) could you please provide me with the experience and expertise of each of the 7 members of the Historic Preservation Commission?

>

> Thank you and please let me know if you need anything additional to meet this request.

>

> Jim Radecki

> 2258 Newport Lane

> (630)746-6802

>

> Sent from my iPad

>

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> [<https://thor.geneva.il.us/images/coglogo.gif>][https://thor.geneva.il.us/images/facebook_logo.jpg][https://thor.geneva.il.us/images/twitter_logo.png]
[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

> <2025 Bios.pdf>

From: TJ Bollinger
Sent: Wednesday, December 17, 2025 3:35:56 PM
To: Stood, Emily
Subject: Re: 501 South Street Garage

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Emily,

I need to meet with Chad and determine a direction. Which will likely be to push off any work until after permit approval, of which we don't even know we need, and time and money neither of us will get back if we don't need it.

It begs the question, what would the HPC have done if I opened this roof and then discovered that more work was needed? Force me to stop work with an exposed rafter system, causing a public safety issue and potentially more damage to an already old structure?

Surely there has to be a better and more efficient way on your end to handle situations like this. You are prestigious Geneva. It's an honor to work in your town. I hope that moving forward you as a committee figure out how to make your process more homeowner and contractor friendly. I can't say you have the best reputation in the industry. Driving away good contractors does nothing to help restore and keep historic Geneva alive and beautiful.

Just some unsolicited thoughts. I respect you enough to share them. Talk soon.

TJB

Sent from my iPhone

On Dec 17, 2025, at 3:26?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
TJ,

Yes, normal permit review would include an HPC meeting. Like I said on the phone, admin approval is typically not approved in this case due to the extent of work, and during our meeting today our team agreed that we would not be able to make exceptions. In any case, permit documents should be submitted before work is done.

As long as all materials are prepared, it is typical that only one HPC meeting would be required. This case is different from the siding case you experienced earlier because there will be no price comparisons or material differences in any replacements, which should aid efficiency in the Commission's decision-making.

I CC'ed Brian on this email again just to keep him in the loop.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: TJ Bollinger <kandsgc@gmail.com>
Sent: Wednesday, December 17, 2025 3:03 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 501 South Street Garage

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Emily,

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There are exposed rafters from the inside. We did try to determine the required work the first time we were there. But there was no conclusion, which is why we felt it best to make that determination by doing a complete tear off and pulling up the decking. If I could've made that conclusion from the inside, I would've already applied for the necessary permit.

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Can this be handled like we discussed on the phone? Where I have those permit materials prepared, we go and do the tear off, and if it is deemed beyond replacing a few boards we can continue with the work and I can submit the materials to you at the same time? Because with all due respect, it seems egregiously bureaucratic and unproductive to halt work and potentially carry this through the dead of winter, with an open and exposed roof, with no gutters, and Julie pulling her car in and out and walking that driveway with her daughter, Jeanie...just to go through a round of meetings to restore a garage (which is an addition) back to original shape and structure.

If calling is easier, I'm available. But please advise as soon as possible. Thank you, Emily.

TJ Bollinger

Sent from my iPhone

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Hi TJ,

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In order to streamline things for everyone involved, I included a bullet pointed list of additional materials which would be required for a new permit if the work does end up going beyond normal maintenance and repair. Feel free to reach out to myself or the Building Department on these permit requirements; Brian Byrne, our Building Commissioner, is CC'ed on this email so he's in the loop. Of course we already have the information on the shingles from your reroofing permit, so there's no need to resend that information. I know you like to plan ahead, so my recommendation is to get materials together earlier rather than later if you think there is any chance the work could go beyond normal maintenance and repair after taking a look inside the garage. That way Staff can work with you to make any necessary adjustments to minimize time spent in HPC meetings.

1. Normal drawing set for roof construction, including section and plan drawings
2. Documentation of damaged elements (typically labeling photos on a Word document or pdf is easiest for applicants)
3. Written scope of work, including that details like pitch, height, etc would be replaced like for like

Finally, just to keep you updated, I did let our Code Compliance Officer know that you plan to move that lumber out of sight, so that should hopefully take the temperature down for everyone a little.

Like I said, feel free to reach out to myself or Brian with any questions. If you have anything that might involve both of us, you can always just reply all to this email and we'll both be able to see it and help you out! Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

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From: Walker, Marissa

Sent: Wednesday, December 17, 2025 9:38:29 AM

To: Stood, Emily

Subject: Yesterday's Meeting

Good morning!

I wanted to extend my apologies to the HPC for missing the meeting last night. The email from the 10th is in my inbox and was opened at one point, but it looks like I forgot to respond or to mark it in my calendar.

I'm very sorry for the error and I will, of course, try my best to make sure this isn't a reoccurring issue!

Hope the rest of the week goes well,
Marissa W.

From: Malkosky, Jessie
Sent: Tuesday, December 09, 2025 11:57:24 AM
To: Stood, Emily
Subject: RE: 2026 HPC Schedule

Thank you!

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 10:06 AM
To: Johnson, Lauri <ljohnson@geneva.il.us>; Reith, Christine <creith@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 2026 HPC Schedule

Updated schedule is attached!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: James Radecki

Sent: Tuesday, December 16, 2025 4:56:54 PM

To: Stood, Emily

Subject: HPC Makeup

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Pursuant to Geneva's Municipal Code (Chapter 3 Section 3-3-1) could you please provide me with the experience and expertise of each of the 7 members of the Historic Preservation Commission?

Thank you and please let me know if you need anything additional to meet this request.

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

From: Stood, Emily
Sent: Friday, January 16, 2026 1:58:05 PM
To: 'Susan Fallon'
Subject: RE: 226 S River Ln

Hi Susan,

Sounds good. I'll add it to my calendar and expect you then!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Friday, January 16, 2026 10:45 AM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>

Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily. Let's schedule our meeting for 1:30 p.m. next Friday, January 23rd.

Thank you.

Susan Fallon

On Friday, January 16, 2026 at 10:21:00 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good morning Susan,

I'm available between 1 and 4:30 that Friday. Let me know a time that would work for you and I can add it to my calendar.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Friday, January 16, 2026 9:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily. Tim and I have been working on getting our materials together. We would like to schedule a meeting with you with our materials and pictures next Friday, the 23rd. Would that be possible?

Thank you.

Susan

On Thursday, January 15, 2026 at 10:22:16 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

1. We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.
2. In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.
3. Thank you for the detail on those existing storms as well. Typically storms are not applicable for HPC review because they are designed to be removable, so our focus is still on the body of the window which stays in the house year-round. If the storms are somehow physically combined with the normal windows, that is a different consideration.
4. Any photos like you mentioned on the phone would be great! I'll be able to include everything in the Staff Report for the HPC so they can understand the reason for the project visually as well as in writing.
5. Additionally, so that I can set you up for a meeting involving all the windows, please send along the specs for the other windows proposed for replacement when you can. I'll package those all together and label them in the Staff Report.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Wednesday, January 14, 2026 5:05 PM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>

Subject: Re: 226 S River Ln

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Thank you for your email, Emily. I left you a long voicemail. We would like to get the materials for the meeting to you as soon as possible.

After reading your email, my husband, Tim, pointed out that actually our windows are in fact aluminum facing out due to the storm triple tracks that are on the windows. Our decision, and an expensive one at that, to go with the Marvin elevate, vastly improves the contributing historic facade of our home.

We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

On Wednesday, January 14, 2026 at 01:58:06 PM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good afternoon Susan,

I've had some time to review your paperwork and the files we have on your property. According to our files, your home was constructed in 1957, which is within the 1835-1966 Period of Significance for the historic district, so it is actually rated as a Contributing historic building.

Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

The next deadline for HPC meeting materials is February 3rd, with the actual meeting scheduled for February 18th. I am happy to work with you during that period in gathering the additional information needed for this review, and can provide additional options for resources as needed. Like I said yesterday, we will be able to do this as one HPC review with a phased project to lessen the amount of meetings you need to attend. I'll keep an eye out for the additional materials and any messages from you to get ahead of this and make this process as smooth as possible for you.

I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

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From: Stood, Emily
Sent: Friday, January 16, 2026 10:20:58 AM
To: 'Susan Fallon'
Subject: RE: 226 S River Ln

Good morning Susan,

I'm available between 1 and 4:30 that Friday. Let me know a time that would work for you and I can add it to my calendar.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Friday, January 16, 2026 9:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: 226 S River Ln

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Hi Emily. Tim and I have been working on getting our materials together. We would like to schedule a meeting with you with our materials and pictures next Friday, the 23rd. Would that be possible?

Thank you.

Susan

On Thursday, January 15, 2026 at 10:22:16 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

1. We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.
2. In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.
3. Thank you for the detail on those existing storms as well. Typically storms are not applicable for HPC review because they are designed to be removable, so our focus is still on the body of the window which stays in the house year-round. If the storms are somehow physically combined with the normal windows, that is a different consideration.
4. Any photos like you mentioned on the phone would be great! I'll be able to include everything in the Staff Report for the HPC so they can understand the reason for the project visually as well as in writing.
5. Additionally, so that I can set you up for a meeting involving all the windows, please send along the specs for the other windows proposed for replacement when you can. I'll package those all together and label them in the Staff Report.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Wednesday, January 14, 2026 5:05 PM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>
Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you for your email, Emily. I left you a long voicemail. We would like to get the materials for the meeting to you as soon as possible.

After reading your email, my husband, Tim, pointed out that actually our windows are in fact aluminum facing out due to the storm triple tracks that are on the windows. Our decision, and an expensive one at that, to go with the Marvin elevate, vastly improves the contributing historic facade of our home.

We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

On Wednesday, January 14, 2026 at 01:58:06 PM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good afternoon Susan,

I've had some time to review your paperwork and the files we have on your property. According to our files, your home was constructed in 1957, which is within the 1835-1966 Period of Significance for the historic district, so it is actually rated as a Contributing historic building.

Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

The next deadline for HPC meeting materials is February 3rd, with the actual meeting scheduled for February 18th. I am happy to work with you during that period in gathering the additional information needed for this review, and can provide additional options for resources as needed. Like I said yesterday, we will be able to do this as one HPC review with a phased project to lessen the amount of meetings you need to attend. I'll keep an eye out for the additional materials and any messages from you to get ahead of this and make this process as smooth as possible for you.

I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: Stood, Emily

Sent: Friday, January 16, 2026 9:34:27 AM

Subject: January HPC Meeting

Good morning,

You are receiving this email as a reminder of the January HPC meeting, scheduled for **Wednesday, 1/21 at 7pm in Geneva City Hall – Council Chambers**. Your application is included in the Agenda and Staff Report, available at the linked Agenda Center. A representative of the project is required to attend the meeting in-person for discussion. Please note that the meeting will be on *Wednesday*, not Tuesday as is typical for HPC meetings, due to Monday's holiday. Feel free to reach out with any questions or concerns before the meeting.

[Agenda Center](#) • [Geneva, IL](#) • [CivicEngage](#)

Have a good weekend,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Friday, January 16, 2026 9:58:51 AM
To: 'Rebecca Baltikas'
Subject: RE: [THIS EMAIL MAY BE SPAM] Re: Upcoming HPC Meetings

Becca,

Thanks for letting me know! See you then,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Rebecca Baltikas <rbaltikas@gmail.com>

Sent: Friday, January 16, 2026 9:38 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: [THIS EMAIL MAY BE SPAM] Re: Upcoming HPC Meetings

Importance: Low

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Hi Emily,

Thank you very much for the heads up. All has been coordinated on my end & I'll be in attendance for both January as well as February's meeting.

Kindly,

Becca

On Wed, Jan 14, 2026 at 3:50?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Becca!

Hope you and your family had a good holiday season! I just wanted to give you a heads up on some slight schedule changes with the January and February HPC meetings in case it affects your availability. Because of MLK Jr Day and President's Day, both meetings will be moved back to Wednesday instead of Tuesday, but times and locations will remain the same. In March we'll return to the third Tuesday schedule. I wrote those schedules out below so you have them, and I'll send out the normal Friday emails as well! Just keep us updated on whether or not you're available and we'll keep you in the loop on our end as well.

January Meeting:

1/21 at 7pm, in City Hall

February Meeting:

2/18 at 7pm, in City Hall

Thanks, and have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

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From: Stood, Emily
Sent: Friday, January 16, 2026 9:56:27 AM
To: 'George Salomon'
Subject: RE: January HPC Meeting

You're right, thank you! I'll send out a correction.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: George Salomon <georgesalomon@gmail.com>
Sent: Friday, January 16, 2026 9:56 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: January HPC Meeting

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January?

George Salomon
georgesalomon@gmail.com
Cell 847-612-6214

On Friday, January 16, 2026 at 09:25:18 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good morning,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on **Wednesday, December 21st, 2026** at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:
[Agenda Center • Geneva, IL • CivicEngage](#)

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Have a great weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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From: Stood, Emily
Sent: Friday, January 16, 2026 8:38:36 AM
To: 'Anaís Bowring'
Subject: 312 N Fifth HPC Review

Good morning!

I am about to post the Staff Report packets and will send the normal email reminder when I do, but I wanted to keep you in the loop on some roof pitch calculations I did late last afternoon! It looks like the body of the porch does have a pitch of about 2.4 in 12, while that new overhang is only about 1.4 in 12. I left the proposal as is in the report, but I did suggest that if the Commission isn't comfortable with the full roof changing, allowing that overhang to change might be something to discuss since it's a new section and a much lower slope. Just didn't want that to be a surprise when you read over the packet.

Hope you're staying warm,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 14, 2026 3:50:25 PM
To: 'Rebecca Baltikas'
Cc: Malkosky, Jessie
Subject: Upcoming HPC Meetings

Hi Becca!

Hope you and your family had a good holiday season! I just wanted to give you a heads up on some slight schedule changes with the January and February HPC meetings in case it affects your availability. Because of MLK Jr Day and President's Day, both meetings will be moved back to Wednesday instead of Tuesday, but times and locations will remain the same. In March we'll return to the third Tuesday schedule. I wrote those schedules out below so you have them, and I'll send out the normal Friday emails as well! Just keep us updated on whether or not you're available and we'll keep you in the loop on our end as well.

January Meeting:
1/21 at 7pm, in City Hall

February Meeting:
2/18 at 7pm, in City Hall

Thanks, and have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 14, 2026 12:12:01 PM
To: 'Anaïs Bowring'
Subject: RE: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

Hi Anaïs!
I'm working on your packet right now and just want to check in on those metal roof specs! You still have some time since I'll be posting Friday morning but I wanted to reach out while I was thinking about it.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>
Sent: Monday, January 12, 2026 9:22 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps
Importance: Low

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That sounds great! Makes complete sense. Thanks Emily!

Best,
Anaïs

On Jan 12, 2026, at 3:27?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hi Anaïs,
Just a follow up from our call! I spoke to Brian and his advice was to just wait until you're able to do some exploratory demo to make any changes to your plans on the structure of the porch. There are a few options, such as additional piers, that could work with the structural changes in case the long rim joist idea ends up not seeming successful after that demo. He just wanted to make you aware to try to minimize surprises (as I'm sure you've already experienced is common with historic work.) For now, our advice is to work through the HPC approval process and then just stay in contact through the demo and construction process on any changes to the permit! Hopefully that relieves some stress in working out that detail of the permit change.

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 7, 2026 3:36 PM
To: 'Anaïs Bowring' <anaïsbowring@gmail.com>
Subject: RE: Porch Roof and Steps

Hi Anaïs,
Thank you for the updated drawing and this form! We are processing that and beginning work on the packet now. I'll make a note of that roof pitch and the code in the packet so the Commission is aware ahead of time. I'll also keep an eye out for the info on roofing materials.

Before we get ahead of ourselves (and while the weather is still decent) I would recommend just triple checking the ability to fasten the future porch to the frame of the house, as drawn (of course just lower), rather than needing to fasten that to your foundation. Like I mentioned, that would end up being a structural change and require more oversight from Building. When I mentioned these updates to Brian today, he brought that up again as a concern that might lengthen permit review time, so I just want to give you as much time as possible in case that ends up being a concern. In the meantime, I'll keep up the work on the HPC review!

Have a good day, and feel free to reach out!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Anais Bowring <anaisbowring@gmail.com>
Sent: Tuesday, January 6, 2026 7:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Porch Roof and Steps

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Thanks, Emily!

Thanks so much for all the info! I reviewed the guidelines you linked to, and since I don't think that there are any original materials or particularly historic design/details for the porch roof, I didn't see much there that seemed very relevant to this proposed change. I also went back and remeasured the blueprints more carefully, and I think the shed roof pitch is actually 2.2:12 not 2.7:12. Separately, I sent a version of the East elevation with a seamed metal roof drawn in with 12" seams. I don't have more info yet on the specific materials for the roof, but have reached out to our contractor to ask for that.

Here is the application front form; I'll plan to drop off a signed copy tomorrow.

Thanks!

Anais Bowring (she/her)
703-927-7224

On Tue, Jan 6, 2026 at 2:54?PM Stood, Emily <estood@geneva.il.us> wrote:

Just got an alert this might not have sent so resending just in case. I'll link the guidelines instead of attaching them which should hopefully fix the issue.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thanks!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 6, 2026 1:57 PM
To: 'Anais Bowring' <anaisbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>
Subject: Porch Roof and Steps

Hi Anais,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

1. Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
2. Material information on the metal roof

From: Stood, Emily
Sent: Wednesday, January 14, 2026 1:17:23 PM
To: 'Anaïs Bowring'
Subject: RE: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

Thanks Anaïs!

I'll add this in as a placeholder for now and if we need to adjust it when your contractor gets back to you that's no problem!

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>

Sent: Wednesday, January 14, 2026 1:13 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

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Thanks Emily!

I've been trying to make sure with our contractor that this is the right product. I'll make sure to let you know by tomorrow if there is any change to this, but I think we would use this: <https://www.menards.com/main/building-materials/siding/steel-siding/cut-to-length-premium-pro-snap-reg-steel-panel/bronze1559814-32/p-144444855354-c-5837.htm>

Thanks again for the follow-up :)

Best,
Anaïs

On Jan 14, 2026, at 12:12?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hi Anaïs!
I'm working on your packet right now and just want to check in on those metal roof specs! You still have some time since I'll be posting Friday morning but I wanted to reach out while I was thinking about it.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>

Sent: Monday, January 12, 2026 9:22 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

Importance: Low

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That sounds great! Makes complete sense. Thanks Emily!

Best,
Anaïs

On Jan 12, 2026, at 3:27?PM, Stood, Emily <estood@geneva.il.us> wrote:

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Hi Anaïs,

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See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois

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22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

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Have a good day, and feel free to reach out!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>

Sent: Tuesday, January 6, 2026 7:49 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: Porch Roof and Steps

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Thanks, Emily!

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Anaïs Bowring (she/her)
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Emily Stood

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Desk: [630.232.0000.4310](tel:630.232.0000.4310)
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1. Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
2. Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: Stood, Emily

Sent: Wednesday, January 14, 2026 10:45:28 AM

To: 'foxvalleyhomeworks@gmail.com'

Subject: 312 S Fifth Historic Info

Hi Jason,

I'm Emily, the Preservation Planner for the City of Geneva. Brian Byrne let me know that you might have some questions related to preservation on your project at 312 S Fifth Street, so I wanted to make myself available! I apologize for the delay in reaching out.

[This](#) is the link to the State Historic Preservation Office's website with information on the Tax Freeze option. There is a minimum threshold for the project budget – 25% of the assessor's value – and it would trigger higher oversight by the SHPO. If your clients balance those factors and decide they're interested in pursuing it, I would recommend starting that application as early as possible in order to make the process easier for everyone!

I know Brian also mentioned there might be some work on a chimney coming up. I'm happy to look into that more as you get into it, but just a heads up ahead of time that chimney replacement on a primary façade would require full HPC review, while chimney replacement on a secondary façade can typically just undergo administrative review with evidence of that chimney's existence.

From what Brian has said, it sounds like you're doing some really interesting work on this project, which I was glad to hear! Feel free to reach out any time.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

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estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 13, 2026 2:57:48 PM
To: 'Aron Fischer'
Cc: Caroline Scheeler; Jennifer Froula Weber
Subject: 101 S Third - Potential Resources

Hi Aron,

Great meeting you today! As promised, I have a ton of links and documents for you which will hopefully be helpful in the gallery project, and which you can have for any projects down the line as well. Definitely stay in contact on your work and I will keep you in mind if I see anything else as well!

Financial Assistance & Grant Information

<https://dnrhistoric.illinois.gov/preserve/funding.html> - SHPO financial incentives – federal and state tax credit options
<https://www.landmarks.org/grants/> - Landmarks II grants – two main ones with some additional themes as funds are available
<https://savingplaces.org/grants> - National Trust grants – three deadlines per year for umbrella group, themes and options change regularly
<https://www.nps.gov/subjects/historicpreservationfund/project-grants.htm> - Historic Preservation Fund Grants – NPS website. Many of these repeat on the SHPO website.

Material/Construction Resources

This information is provided as a reference resource only; other qualified contractors may be considered by applicants/property owners. Inclusion in this listing does not indicate that any of these contractors is endorsed, guaranteed, warranted, or recommended by the City of Geneva, Illinois.

<https://www.landmarks.org/resources/illinois-restoration-resource-directory/> - Landmarks Illinois Restoration Resource Directory – provides contact information for a large variety of preservation professionals
[Resource Directory: PreserveList](#) - directory of historic trades professionals and companies that offer an array of services in support of preservation projects, maintained by Preservation Training Works, LLC. Can filter by state + specialty
<https://www.ppfv.org/preservation-contractors> - Preservation Partners' contractors list
<https://www.geneva.il.us/DocumentCenter/View/14701/Window-Contractors?bidId=> - Geneva known historic window contractors

Helpful Organizations

<https://www.ppfv.org/> - Provide preservation resources for St. Charles, Geneva, and Batavia. They have a physical resource library in St Charles and everyone who works there is very knowledgeable!
<https://genevahistorymuseum.org/research/> - Geneva History Museum. This link will bring you right to the research page for instructions on accessing their archives
<https://www.geneva.il.us/412/Historic-Preservation> - The city's historic preservation page. This can lead you to applications and resources specific to HPC review processes

Historic Districts

https://s3.amazonaws.com/NARAprodstorage/opastorage/live/52/8931/28893152/content/electronic-records/rg-079/NPS_IL/79000845.pdf - Central Geneva National Register Historic District. It looks like 101 S Third is specifically called out for architectural significance in the Statement of Significance section!
I'm also attaching the draft history and information for the Local Historic District. Like I said today, this hasn't been officially approved, but the historical information is all good and will hopefully be a good jumping off point for you.

Have a good day,

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Stood, Emily
Sent: Monday, January 12, 2026 3:27:46 PM
To: 'Anaïs Bowring'
Subject: RE: Porch Roof and Steps

Hi Anaïs,
Just a follow up from our call! I spoke to Brian and his advice was to just wait until you're able to do some exploratory demo to make any changes to your plans on the structure of the porch. There are a few options, such as additional piers, that could work with the structural changes in case the long rim joist idea ends up not seeming successful after that demo. He just wanted to make you aware to try to minimize surprises (as I'm sure you've already experienced is common with historic work.) For now, our advice is to work through the HPC approval process and then just stay in contact through the demo and construction process on any changes to the permit! Hopefully that relieves some stress in working out that detail of the permit change.

See you tonight,

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 7, 2026 3:36 PM
To: 'Anaïs Bowring' <anaisbowring@gmail.com>
Subject: RE: Porch Roof and Steps

Hi Anaïs,
Thank you for the updated drawing and this form! We are processing that and beginning work on the packet now. I'll make a note of that roof pitch and the code in the packet so the Commission is aware ahead of time. I'll also keep an eye out for the info on roofing materials.

Before we get ahead of ourselves (and while the weather is still decent) I would recommend just triple checking the ability to fasten the future porch to the frame of the house, as drawn (of course just lower), rather than needing to fasten that to your foundation. Like I mentioned, that would end up being a structural change and require more oversight from Building. When I mentioned these updates to Brian today, he brought that up again as a concern that might lengthen permit review time, so I just want to give you as much time as possible in case that ends up being a concern. In the meantime, I'll keep up the work on the HPC review!

Have a good day, and feel free to reach out!

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>
Sent: Tuesday, January 6, 2026 7:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Porch Roof and Steps

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Thanks, Emily!

Thanks so much for all the info! I reviewed the guidelines you linked to, and since I don't think that there are any original materials or particularly historic design/details for the porch roof, I didn't see much there that seemed very relevant to this proposed change. I also went back and remeasured the blueprints more carefully, and I think the shed roof pitch is actually 2.2:12 not 2.7:12. Separately, I sent a version of the East elevation with a seamed metal roof drawn in with 12" seams. I don't have more info yet on the specific materials for the roof, but have reached out to our contractor to ask for that.

Here is the application front form; I'll plan to drop off a signed copy tomorrow.

Thanks!

Anaïs Bowring (she/her)
703-927-7224

From: Stood, Emily
Sent: Tuesday, January 13, 2026 10:03:14 AM
To: 'Field, Emma'
Subject: RE: COA reviews questions

Hi Emma,

Yes, everything which is reviewed administratively and by the Commission requires a permit! Geneva runs a little bit of a different system than most HPC's so instead of issuing COA's as a more separate thing, the HPC review is a "Construction Plan Review" which is tied in with the full permit review. We do sometimes get people that don't realize they needed a permit in general, but since everything lines up we basically just hand off the HPC review form with the permit form anytime it affects a designated property. This is part of the conversation we've been having about paint on masonry – since paint doesn't require a permit, we would have to rewrite a lot of our system and I'm honestly not sure how we would handle notification at this point.

In other news, my friend checked her files last night and she didn't do a lot of research on shingle suppliers, especially up north. I quickly googled stamped metal shingles and it looks like there are a decent amount of manufacturers around doing different things, including with the more Victorian styles. I think pointing your applicant towards those and maybe the Landmarks Directory would be helpful! It looks like there are some contractors who also have experience in metal roofing on that site as well.

Hope this helps, and hope your meeting last night went well!

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Field, Emma <efield@stcharlesil.gov>
Sent: Tuesday, January 13, 2026 8:53 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: COA reviews questions

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Hi Emily,
I am looking through your COA list and the level of review for each project. I know you do a lot of administrative reviews. It also looks like you do a lot of reviews for work that, in St Charles, would not require a permit. Does all the work that you and the Commission review, require a permit? For those that do not require a permit, how do people know to take out a COA for it? Thanks!



Emma Field | Planner
phone: [630.443.3958](tel:630.443.3958) | efield@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
City of St. Charles | stcharlesil.gov



From: Stood, Emily
Sent: Monday, January 12, 2026 4:12:09 PM
To: 'Field, Emma'; Al Watts; Ewoldt, Zach
Subject: RE: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

Thanks Al! I'm all signed up already and definitely looking forward to this one.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Field, Emma <efield@stcharlesil.gov>
Sent: Monday, January 12, 2026 2:09 PM
To: Al Watts <community@ppfv.org>; Ewoldt, Zach <zewoldt@bataviail.gov>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

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Thanks for sharing Al! You will always catch me watching the NACP webinars.



Emma Field | Planner
phone: [630.443.3958](tel:630.443.3958) | efield@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
City of St. Charles | stcharlesil.gov



From: Al Watts <community@ppfv.org>
Sent: Monday, January 12, 2026 12:47 PM
To: Ewoldt, Zach <zewoldt@bataviail.gov>; Stood, Emily <estood@geneva.il.us>; Field, Emma <efield@stcharlesil.gov>
Subject: Fw: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

Hi Preservation Planners of the Tri-Cities!

Looks like I will see most of you tonight. A lot is going on!

I am forwarding you a webinar you and your HPC may be interested in. Finding skilled tradespeople is a huge challenge for appropriate historic preservation. We have a small list [here](#), but it is not enough.

Al Watts (He / Him)

Community Engagement Director

Preservation Partners of the Fox Valley

From: National Alliance of Preservation Commissions <director@napcommissions.org>

Sent: Monday, January 12, 2026 8:45 AM

To: info <info@ppfv.org>

Subject: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

If you're having trouble viewing this email, you can [see it online](#).



There's still time to register for NAPC's first webinar of the new year, taking place on **Thursday, January 22, 2026**. This timely program focuses on the skilled preservation trades and the critical role they play in achieving strong preservation outcomes.

As fewer craftspeople enter the field and experienced practitioners retire, many communities are finding it increasingly difficult to complete appropriate repairs, from window restoration to masonry work. This webinar will examine how these workforce challenges affect local preservation efforts and what commissions and staff can do to respond.

Participants will learn:

- Why the preservation trades matter to local governments
- How workforce shortages impact project quality and affordability
- Practical ways commissions and staff can support training, partnerships, and sustainable preservation outcomes

Supporting Skilled Preservation Trades at the Local Level: What Commissions and City Staff Need to Know

Thursday, January 22, 2026 | 1:00 p.m. EST

CE Credits: 1.5 AIA | 1.5 AICP

January 22, 2026 | 1 PM Eastern Time | 1.5 AIA/AICP

[Register Now](#)

Current NAPC Members were emailed a coupon code on Monday, December 22, 2025.

CE Credits and Certificates of Completion Are Available

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Questions about membership or NAPC's Webinar Series? Please email
director@napcommissions.org.
We looking forward to learning with you on January 22nd!

P.O. Box 1011 Virginia Beach, VA 23451 Phone: (757) 802-4141
director@napcommissions.org

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From: Stood, Emily
Sent: Friday, January 09, 2026 11:56:57 AM
To: 'jewel jensen'
Subject: RE: Kane County Connects

Jewel,

Someone from the county HPC mentioned this to me so I've also been keeping an eye out. It will definitely be a change in context for the Amasa White House no matter what they choose. It looks like some of the options might involve selling the property, so I would be interested to see where that ended up. I don't think they would allow the solar to damage the house, although unexpected things can happen during construction. I linked the minutes from the meeting they described in the article in case you're interested, they map out the options a lot more visually which was helpful to me.

<https://www.kanecountyil.gov/Lists/Events/Attachments/8087/AG%20PKT%2024-12-10%20Spec.%20COW.pdf>

See you later today!

Emily Stood
Preservation Planner

-----Original Message-----

From: jewel jensen
Sent: Thursday, January 8, 2026 3:22 PM
To: Stood, Emily
Subject: Kane County Connects

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Emily,

Just read this article, any idea how this would impact the 1840's historical Amasa White house? It is a cool house, I had the pleasure of touring it a few years ago with a group.

Thanks,

Jewel

<https://kanecountyconnects.com/article/KaneCounty-Solar-FabyanProperty-Jail>

Sent from my iPad

From: Stood, Emily
Sent: Friday, January 09, 2026 3:54:26 PM
To: 'Karen Lando'; jewel jensen
Cc: Liz Safanda
Subject: RE: Thank You

Thank you all for coming in! It was a great end to my week. I'm attaching digital copies of both the landmark explainer packet and application form which I handed off today. I'm also linking a digital copy of the Historic Preservation Plan below, which is the document published in 2008 that Jewel and I both had. Looking forward to updates on these projects!

<https://www.geneva.il.us/461/Historic-Preservation-Plan>

Have a good weekend,

Emily Stood
Preservation Planner

-----Original Message-----

From: Karen Lando
Sent: Friday, January 9, 2026 3:47 PM
To: jewel jensen
Cc: Stood, Emily ; Liz Safanda
Subject: Re: Thank You

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Ditto to Jewel's Thank you!

It was a pleasure to officially meet you, Emily and I hope you know how much we appreciate all that you do.

I'm at Office Max now! ??
Karen

Sent from my iPhone

> On Jan 9, 2026, at 3:35?PM, jewel jensen wrote:

>

> ?Hi Emily,

> Thanks so much for meeting with us this afternoon. As you can see, we are a very passionate and lively group. I am so lucky to be surrounded by such talented and fun people. Have a great weekend.

> Will be in touch with all of you after Monday night.

> Jewel

> Sent from my iPad

From: Stood, Emily
Sent: Monday, January 12, 2026 1:12:52 PM
To: 'Markle, Maddy'
Subject: RE: Historic District Update Inquiry

Hi Maddy,

Thanks for your quick response. That's what it was looking like to me when I scanned your survey maps, but it never hurts to check! 😊 It's definitely an interesting issue to work through and hearing from a variety of experiences has been very helpful. I think for now, this answered my questions, but I may be reaching out again later as the process continues.

Nice to meet you again, and thanks for your help!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
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estood@geneva.il.us

From: Markle, Maddy <mmarkle@cityhpil.com>
Sent: Friday, January 9, 2026 1:40 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Coleman, Zubin <zcoleman@cityhpil.com>
Subject: RE: Historic District Update Inquiry

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Hi Emily,

Thanks for reaching out. It's always nice to hear from other preservation planners in the area! I'm copying my supervisor Zubin Coleman who was the preservation planner previously.

This is an interesting question! I do not have personal experience with a survey triggering a rating change for a designated property. Our last survey update did not change the ratings of any properties in Local Historic Districts or those of any Local Landmarks. Our survey updates avoid Local Districts because those properties have already been documented and are regulated.

If a third party recommended upgrading a non-contributing structure to a contributing structure, I would want that change to have the approval of both the HPC and City Council. In Highland Park I would think it would require an amendment to the original Local District ordinance because it would increase the level of regulation on the property.

If you want to give me a call or set up a meeting with Zubin and I sometime, let us know! We would be more than happy to chat.

Best regards,

Maddy Markle

Planner I

 **City of Highland Park**
Department of Community
Development
Planning Division
1150 Half Day Road
Highland Park, Illinois 60035

Office: 847.926.1856
mmarkle@cityhpil.com
cityhpil.com



From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 9, 2026 12:23 PM
To: Markle, Maddy <mmarkle@cityhpil.com>
Subject: Historic District Update Inquiry

[EXTERNAL EMAIL]

Hi Maddy,

It's nice to meet you! I'm Emily, the Preservation Planner for Geneva. I have a quick question for you about the survey updates you guys have been doing at Highland Park.

From: Stood, Emily
Sent: Friday, January 09, 2026 11:23:19 AM
To: 'Paul Zellmer'
Subject: RE: City Council Meeting

Paul,

Sounds good. Attached is Jewel's script from last time and the draft minutes document with individual findings of fact. I'm also happy to write up a draft for Monday for your review or use, or to review anything you write up. The focus is to summarize the findings from the Public Hearing. We cannot at this time add new concepts since the hearing is closed.

Just to clarify so I can let David know, which of you are planning to speak?

Thank you,

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Friday, January 9, 2026 10:49 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: City Council Meeting

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Emliy,

We will both be there. Send me what you have sent her.

Thanks,

Paul

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Fri, Jan 9, 2026 at 10:42?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Just wanted to check in on the meeting on Monday and if you've spoken with Lisa. It sounds like we want to have the speaker nailed down by today if possible so we're prepared for the meeting.

Thank you!

Emily Stood

Preservation Planner

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From: Stood, Emily
Sent: Thursday, January 08, 2026 3:28:26 PM
To: 'Sean Gallagher'; Byrne, Brian
Cc: BRIAN HOGAN
Subject: RE: Visit to discuss remodeling of 17 N 6th Street

Hi Sean,

Always happy to meet! How about Wednesday at 10 am? Both Brian and I will be available then.

Thanks,

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Thursday, January 8, 2026 10:23 AM
To: Stood, Emily <estood@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: BRIAN HOGAN <hogandesignandconstruction@gmail.com>
Subject: Visit to discuss remodeling of 17 N 6th Street

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Good morning Emily and Brian,

I hope the day finds you both doing well! I am reaching out on behalf of Brian Hogan with Hogan Design + Construction in hopes of setting up a visit to discuss Hogan's intentions for the remodeling of the home at 17 N 6th Street. In anticipation of our visit I've attached some design drawings which I will bring full size hard copies to help our conversation. The structure initially served as a residence but was eventually converted to office space. The folks at Hogan wish to remodel the structure to accommodate two rentable units with a two bedroom unit at the first floor and a one bedroom unit on the second floor. The intention of our visit is to get feedback in preparation for a planned HPC visit in February for a "concept review". Following our HPC visit we would then move into development of the construction drawings to be used for permit review and a final HPC review. As for a day and time, below are a few dates with windows of time that would work. I would imagine our visit would take no more than 30-45 minutes at most. Please let me know which is most convenient for you both.

Wednesday 1/14: 9:00 am - 12:00 pm

Friday 1/16: 12:00 - 3:00 pm

Warm regards,

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Stood, Emily

Sent: Wednesday, January 07, 2026 12:06:30 PM

To: Paul Zellmer; Jewel Jensen; Lisa McManus; Kevin Phillips; 'George Salomon'; Andrew Tobler; 'Mike Riebe'

Subject: HPC Updates

Hello everyone,

Just a few date reminders for the next few months as we have some moving pieces coming up! The January and February meetings will both be pushed back a day to Wednesday due to MLK Jr Day and President's Day, respectively. This means that the next two HPC meetings will be on **January 21 and February 18**. Other than the date shift, they will be at 7 at City Hall as normal. After February, we'll go back to our normal Tuesday schedule.

Additionally, as I've messaged earlier, the appeal for the 4 E State decision will occur next Monday, the 12th. Lisa will be representing the HPC at that meeting. The meeting will stream and be recorded as normal, and we will keep you all updated on the decision.

As always, please do not reply all to this message in compliance with the Open Meetings Act.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 07, 2026 12:15:28 PM
To: 'Lisa McManus'
Subject: RE: 4 E State Appeal

Hi Lisa,

I'm attaching the draft minutes with findings of fact for the 4 E State decision in case it's helpful in writing a script! These are also going to be added to the Developments webpage as a draft for the City Council to review. As always, let me know if you need a hand with that or have any questions. Happy to review any drafts.

Thank you,

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Stood, Emily
Sent: Monday, January 5, 2026 8:41 AM
To: 'Lisa McManus' <lap8272@gmail.com>
Subject: RE: 4 E State Appeal

Lisa,

No worries! I didn't expect any quick responses last week.

That's perfect that you're already planning on being there. I'm attaching the script that Jewel used during the last appeal, if that's helpful in making up a new script. Happy to help pull together an updated version for this time around if you'd like. I can always hop on a call or set up a meeting if that's easier as well. I think the goal would be similar to the HPC meeting in making sure we really stick to the current application and emphasize everyone's conclusions from the meeting.

Either way, I'll keep you updated if anything changes as we get closer to the meeting!

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Lisa McManus <lap8272@gmail.com>
Sent: Sunday, January 4, 2026 8:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 4 E State Appeal

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Sorry- I was out of town! Yes, I was planning on attending the meeting in general.

On Mon, Dec 29, 2025 at 4:30?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Lisa,

Hope you're doing well, and that your holiday season has been good! I have an ask for you.

As you know, the appeal was submitted for 4 E State Street, and will be going before the City Council on January 12. The HPC has a right to give a statement at this meeting, along with the applicant. Paul is not available to attend the meeting, so we're looking for another member to attend and make that statement. Would you be available to speak at the meeting? You would basically have to read off a summary of the conclusions you all reached when the demolition was denied on the 16th. We thought you would be great because you have experience with this project and you have a knack for summing things up well in meetings. I would of course be happy to talk with you about the meeting process or a statement before hand as well. If you're not available, just let me know and I can ask someone else.

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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--

Lisa A. McManus, ASID, NCIDQ

From: Stood, Emily
Sent: Thursday, January 08, 2026 9:08:19 AM
To: Malkosky, Jessie
Subject: FW: January HPC Meeting - Material Due Date Reminder

Here's the site plan too if you need a digital copy

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 4:50 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

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Hi Emily – The attached will probably be helpful as well to include in the packet you prepare.

Thanks,
Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

HALO | The Power to Break Through

From: Steve Kuhn
Sent: Tuesday, January 6, 2026 4:36 PM
To: 'Stood, Emily' <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

Thanks Emily...I'll see you the 21st.

Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

HALO | The Power to Break Through

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:34 PM
To: Steve Kuhn <skuhn@innovapfi.com>
Subject: RE: January HPC Meeting - Material Due Date Reminder

Hi Steve,

Thank you for these! You are on the agenda for the January meeting and I'll keep you updated as I build out your packet. As this is for more of a Concept Review, the conversation will be more informal than the last meeting you attended, but I hope you're able to get a lot out of it before returning for your Permit Review.

Have a good one,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>

Sent: Tuesday, January 6, 2026 11:22 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: January HPC Meeting - Material Due Date Reminder

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Good morning Emily – Please see the attached plans as promised. Let me know if you have any questions.

All the best,

Steve

Steve Kuhn

President



o: 630-845-3215 f: 630-845-3229 | e: skuhn@innovapfi.com

1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | w: HALO.com/Innova

HALO | The Power to Break Through

From: Steve Kuhn <skuhn@innovapfi.com>

Sent: Friday, January 2, 2026 6:57 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: January HPC Meeting - Material Due Date Reminder

Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.

All the best,

Steve

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From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, January 2, 2026 4:33:33 PM

Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

Additionally, due to Martin Luther King, Jr. day, the January HPC meeting will **not** occur on Tuesday, the 20th, but on **Wednesday, the 21st**. As we've discussed, a representative of the project is required to be at the meeting for the discussion. The meeting will still begin at 7 pm and occur at City Hall. Additional reminders of that date will be sent closer to the meeting.

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

From: Stood, Emily
Sent: Thursday, January 08, 2026 8:59:17 AM
To: Malkosky, Jessie
Subject: FW: January HPC Meeting - Material Due Date Reminder

Attached! Sorry, I thought I copied you on this!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Tuesday, January 6, 2026 11:22 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: January HPC Meeting - Material Due Date Reminder

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Emily – Please see the attached plans as promised. Let me know if you have any questions.

All the best,
Steve

Steve Kuhn
President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

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From: Steve Kuhn <skuhn@innovapfi.com>
Sent: Friday, January 2, 2026 6:57 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: January HPC Meeting - Material Due Date Reminder

Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.
All the best,
Steve

Get [Outlook for iOS](#)

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 2, 2026 4:33:33 PM
Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

Additionally, due to Martin Luther King, Jr. day, the January HPC meeting will **not** occur on Tuesday, the 20th, but on **Wednesday, the 21st**. As we've discussed, a representative of the project is required to be at the meeting for the discussion. The meeting will still begin at 7 pm and occur at City Hall. Additional reminders of that date will be sent closer to the meeting.

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

From: Stood, Emily
Sent: Tuesday, January 06, 2026 2:54:15 PM
To: 'Anaïs Bowring'; 'Daniel Bowring'
Subject: RE: Porch Roof and Steps

Just got an alert this might not have sent so resending just in case. I'll link the guidelines instead of attaching them which should hopefully fix the issue.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thanks!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 6, 2026 1:57 PM
To: 'Anaïs Bowring' <anaisbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>
Subject: Porch Roof and Steps

Hi Anaïs,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

- Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
- Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Monday, January 05, 2026 1:25:22 PM
To: 'Anaïs Bowring'; Daniel Bowring; DeGroot, David
Subject: RE: Porch roof and steps

Hi Anaïs,

Both the change in roof material and the change in attached steps would have to return to HPC as a change to an existing permit per the HPC Review Matrix. If you were just recladding the roof with the same materials, that would just be administrative approval. The HPC did recently deny a change in material to metal on a porch roof on Second Street because of concerns over character and material, which I want to make sure you're aware of.

In terms of the solar panels, I want to make sure I'm answering the right question. Do you mean implications on how the solar panels will react with the materials or implications involving the building code?

If you do decide you want to go forward with review for any of these changes, we would just have to see updated drawings for the roof and stair, and any material specs for the roof. Happy as always to answer any questions, and to meet or call if that's easier!

Thanks for reaching out! I'll keep an eye out for any updates.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>
Sent: Monday, January 5, 2026 12:03 PM
To: Stood, Emily <estood@geneva.il.us>; Daniel Bowring <dbowring@gmail.com>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Porch roof and steps

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Hi Emily,

We wound up needing to find a new contractor for our porch project and one thing that came up in that search was that the angle of the roof on the porch is so shallow that it would be more appropriate for it to have a rubber or metal roof, rather than shingles, so that it was better able to shed water. While a new roof was not an explicit part of our HPC application (and I'm not sure that it is covered by HP guidelines), it does seem likely that the renovation process will likely require roof replacement.

I was curious what the HP take on such roofing materials was, and also if there are implications for installing solar panels (I don't know if you or David would know that) on a rubber or metal roof. From an aesthetic perspective, I think we would be more inclined toward a metal roof, and the contractor we are planning to work with thinks that the costs are about equivalent between the two.

Another change we are considering is lowering the floor of the porch so that the ceiling inside is not quite so low. That would mean one fewer step outside (and one interior step). Would that require us to present a new application to HPC, or is that something that could be administratively reviewed?

Thanks!

Anaïs Bowring (she/her)
703-927-7224

From: Stood, Emily
Sent: Tuesday, January 06, 2026 2:53:21 PM
To: 'Anaïs Bowring'
Subject: RE: Tracing/drawings of steps

Anaïs,

These drawings work! I think if you're able to just highlight where the metal roof would be proposed and send along some specs of what that material would be we'd have everything we need. I won't be starting on the packet today, so if it's easier to send that along by tomorrow morning that would be fine.

Thank you for being so quick!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>

Sent: Tuesday, January 6, 2026 2:15 PM

To: Stood, Emily <estood@geneva.il.us>

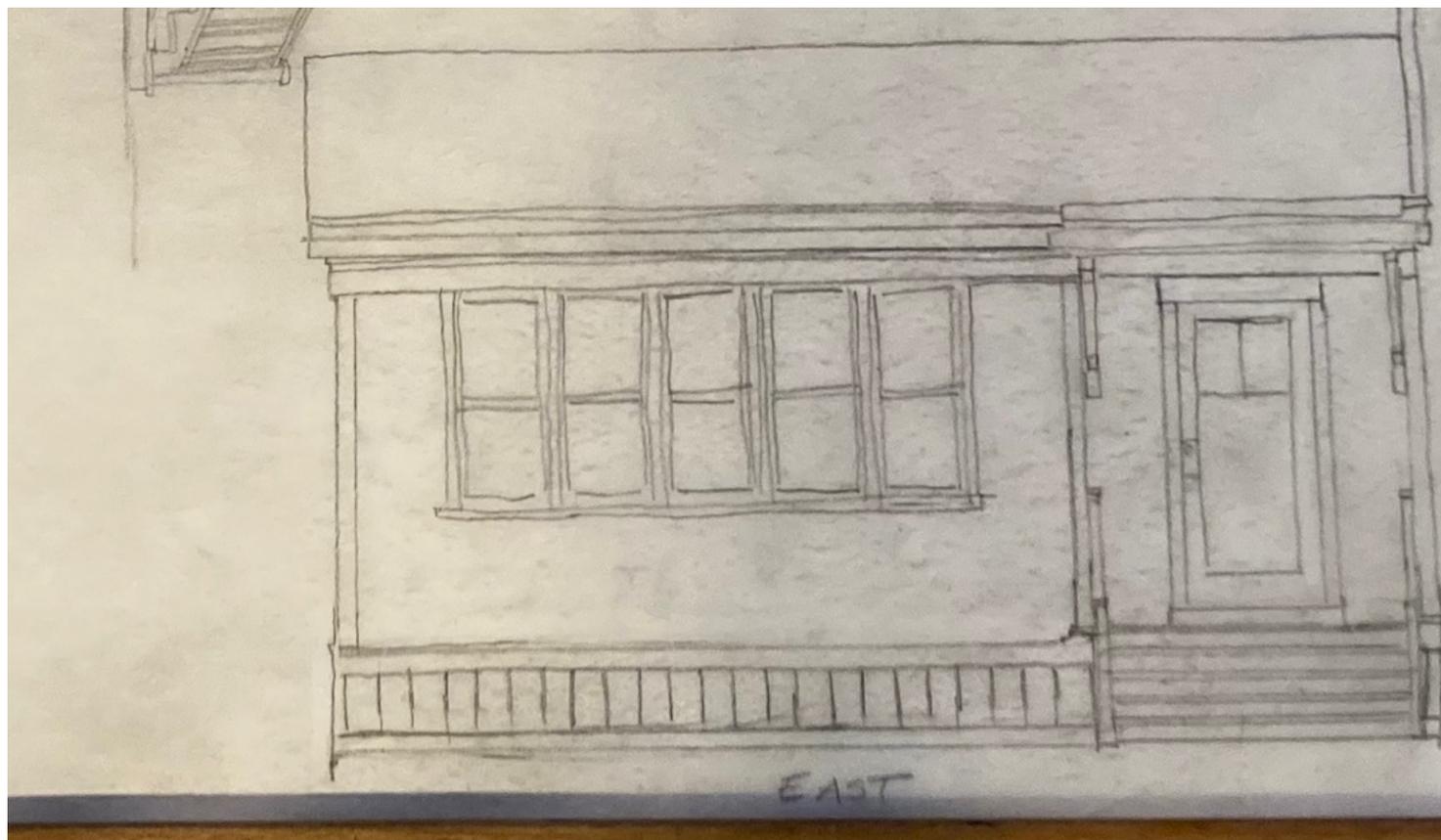
Subject: Tracing/drawings of steps

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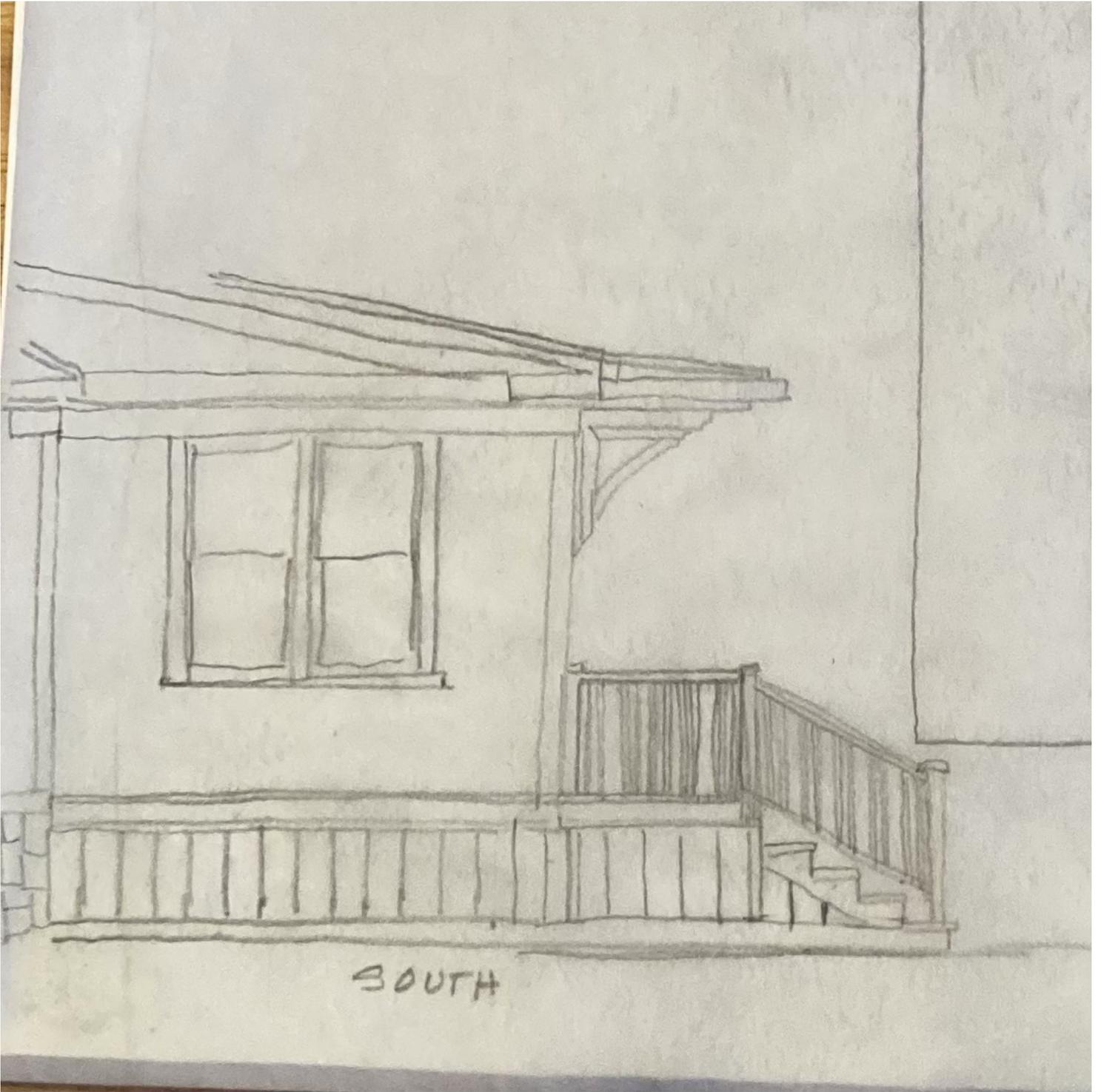
Hi Emily,

I used the blueprints to trace/amend the stairs elevations to show what one fewer exterior step would look like. Can you let me know if you think this is adequate pictorial representation for an HPC review? If so, I'll fill out an application form for this amendment to our current application.

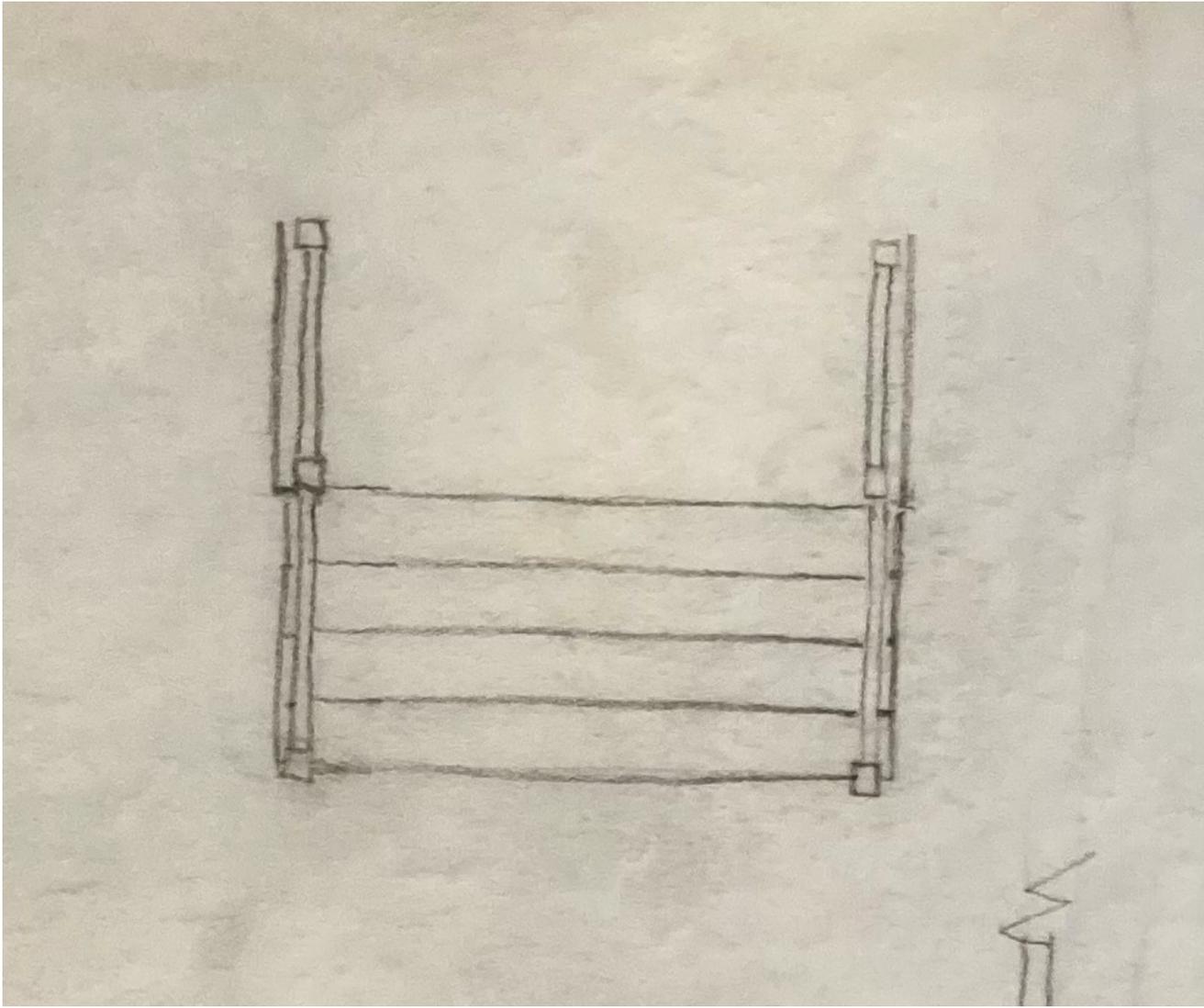
Thanks!



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From: Stood, Emily
Sent: Tuesday, January 06, 2026 2:33:52 PM
To: 'Steve Kuhn'
Subject: RE: January HPC Meeting - Material Due Date Reminder

Hi Steve,

Thank you for these! You are on the agenda for the January meeting and I'll keep you updated as I build out your packet. As this is for more of a Concept Review, the conversation will be more informal than the last meeting you attended, but I hope you're able to get a lot out of it before returning for your Permit Review.

Have a good one,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Steve Kuhn <skuhn@innovapfi.com>

Sent: Tuesday, January 6, 2026 11:22 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: January HPC Meeting - Material Due Date Reminder

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Good morning Emily – Please see the attached plans as promised. Let me know if you have any questions.

All the best,
Steve

Steve Kuhn

President



o: 630-845-3215 **f:** 630-845-3229 | **e:** skuhn@innovapfi.com
1N046 Linlar Drive, Unit B, Elburn, IL 60119

e: steve.kuhn@HALO.com | **w:** HALO.com/Innova

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From: Steve Kuhn <skuhn@innovapfi.com>

Sent: Friday, January 2, 2026 6:57 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: January HPC Meeting - Material Due Date Reminder

Hi Emily - Thank you for the reminder...yes, I do plan on emailing you my house plan by Tuesday, January 6th.

All the best,
Steve

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From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, January 2, 2026 4:33:33 PM

Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

Additionally, due to Martin Luther King, Jr. day, the January HPC meeting will **not** occur on Tuesday, the 20th, but on **Wednesday, the 21st**. As we've discussed, a representative of the project is required to be at the meeting for the discussion. The meeting will still begin at 7 pm and occur at City Hall. Additional reminders of that date will be sent closer to the meeting.

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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From: Stood, Emily

Sent: Friday, January 02, 2026 4:33:33 PM

Subject: January HPC Meeting - Material Due Date Reminder

Good afternoon,

I hope you're doing well! This message is to remind you that materials for the January HPC meeting are due **Tuesday, January 6**. As we exit the holiday season, I know everyone has been busy, so please ensure that you keep that date in mind so that we are able to help you keep your project moving forward. If you are receiving this message, we have discussed required materials for your project, but as always, I am happy to answer any follow up questions or clarify details.

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Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 30, 2025 2:30:58 PM
To: 'Rebecca Baltikas'; Malkosky, Jessie
Subject: RE: 12.16.25 - HPC Meeting Motions

Thank you Becca. Same to you, and hope you're having a good holiday season with your family!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Rebecca Baltikas <rbaltikas@gmail.com>
Sent: Tuesday, December 30, 2025 2:15 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Re: 12.16.25 - HPC Meeting Motions

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Good afternoon,

Attached you'll find meeting minutes from the most recent Historic Preservation meeting (12/16/25).

After your review, please let me know if there are any corrections or edits you'd like to see executed - happy to help.

Wishing you a beautiful start to the new year!

Kindly,
Becca

On Thu, Dec 18, 2025 at 9:26?AM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hi Becca,

Here is a summary of the motion approvals from the recent HPC meeting.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

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From: Stood, Emily
Sent: Friday, December 19, 2025 9:33:03 AM
To: 'Kevin O'Neill'
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Kevin,

Thank you! Looking forward to speaking with you.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Friday, December 19, 2025 9:26 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Attached is the scope of the security camera project I want to review with you today. Given your schedule, I thought having this as a preview might help our meeting go faster. We can discuss more at 11 a.m.

Thanks,
Kevin O'Neill

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Friday, December 19, 2025 8:23 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

No problem. This will take less than an hour. I will try to get there a little earlier too. Kevin

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From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, December 19, 2025 8:20:01 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

I just wanted to give you a heads up that I completely forgot we have our office holiday party at noon today! I don't think we'll need more than an hour for our discussion, but if you'd prefer to come in a little early just in case, my morning is open, so I can be available whenever is best for you.

See you soon,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Monday, December 15, 2025 9:37 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Thanks, see you then. Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:36 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Yes, that's great! I will add you to my calendar and see you then.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Monday, December 15, 2025 9:35 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Would Friday, Dec. 19th at 11:00 am work for you? Thanks, Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:18 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

Happy to meet! We have an HPC meeting this Tuesday that has me pretty busy for the first half of the week, but Thursday or Friday I am available any time. If either of those days works please let me know.

As an aside, I saw the church lit up for Christmas during the Cookie Walk, and it looked great! I was very excited to see it.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Sunday, December 14, 2025 2:52 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

I hope all is well with you. I'd like to schedule a meeting with you to review a new project at UUSG. We will be installing security cameras on the building and electronic entry devices on the doors in the next couple of months. Before we sign with a contractor, I want your advice on how to proceed with the Historic Preservation Commission. Are you available before the end of the year, say next week December 15th?

Thanks,
Kevin O'Neill
Facilities & FEMA Grant Team Lead
Unitarian Universalist Society of Geneva (UUSG)
102 S. 2nd Street
Geneva, IL 60134
630-532-8751

The City of Geneva, Illinois Since 1835

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_____ Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Friday, December 19, 2025 8:20:01 AM
To: 'Kevin O'Neill'
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

I just wanted to give you a heads up that I completely forgot we have our office holiday party at noon today! I don't think we'll need more than an hour for our discussion, but if you'd prefer to come in a little early just in case, my morning is open, so I can be available whenever is best for you.

See you soon,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Monday, December 15, 2025 9:37 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thanks, see you then. Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:36 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Yes, that's great! I will add you to my calendar and see you then.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Monday, December 15, 2025 9:35 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Would Friday, Dec. 19th at 11:00 am work for you? Thanks, Kevin

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 15, 2025 9:18 AM
To: 'Kevin O'Neill' <koneill54@outlook.com>
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Good morning Kevin,

Happy to meet! We have an HPC meeting this Tuesday that has me pretty busy for the first half of the week, but Thursday or Friday I am available any time. If either of those days works please let me know.

As an aside, I saw the church lit up for Christmas during the Cookie Walk, and it looked great! I was very excited to see it.

From: Stood, Emily
Sent: Thursday, December 18, 2025 8:12:07 AM
To: 'xteecllc@gmail.com'
Subject: RE: Demolition of Mill Race

Good morning Randy,

Documents and public comments included in the Mill Race application are available on the City Development Projects page. I linked the 4 E State project page for you [here](#). Two additional letters were submitted directly before the meeting, after we posted the second package of comments, so a total of 84 were received before the meeting.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: xteecllc@gmail.com <xteecllc@gmail.com>
Sent: Thursday, December 18, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Demolition of Mill Race

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Emily, I hope you are having a nice day. Thank you for the response. I was present at the 12/16/25 HPC meeting. In that meeting it was said that all the letters sent to HPC about the demolition of the Mill Race structure would be posted. How do I access those letters? How many letters were submitted?

Thank you.
Randy Lindenberg

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, December 11, 2025 12:29 PM
To: 'xteecllc@gmail.com' <xteecllc@gmail.com>
Subject: RE: Demolition of Mill Race

Thank you for reaching out. The City and HPC appreciate all comments on this issue from the public.

We have posted the public comments up until now on the City Development website, and plan to post a second set before the meeting on Tuesday, December 16th. This message will be included in that second set for review.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: xteecllc@gmail.com <xteecllc@gmail.com>
Sent: Wednesday, December 10, 2025 10:05 AM
To: preservation@geneva.il.co; Stood, Emily <estood@geneva.il.us>
Subject: Demolition of Mill Race

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Attached is a letter from me to the HPC. Please distribute a copy to the Chairman and all Committee members.

Thank you.
Randy Lindenberg

From: Stood, Emily
Sent: Wednesday, December 17, 2025 1:11:01 PM
To: 'James Radecki'
Subject: RE: HPC Makeup

Hello Jim,

Attached is a document outlining the HPC member's backgrounds. Additionally, they recently introduced themselves to our City Administrator during the October HPC meeting, so I linked that below for you in case you want to hear that straight from them. Their introductions began at about the 2:15 mark.

<https://www.youtube.com/watch?v=HBORLR3JhqU>

Thank you for reaching out,

Emily Stood
Preservation Planner

-----Original Message-----

From: James Radecki
Sent: Tuesday, December 16, 2025 4:57 PM
To: Stood, Emily
Subject: HPC Makeup

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Pursuant to Geneva's Municipal Code (Chapter 3 Section 3-3-1) could you please provide me with the experience and expertise of each of the 7 members of the Historic Preservation Commission?

Thank you and please let me know if you need anything additional to meet this request.

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

From: Stood, Emily

Sent: Tuesday, January 06, 2026 1:57:03 PM

To: 'Anaïs Bowring'; Daniel Bowring

Subject: Porch Roof and Steps

Hi Anaïs,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

- Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
- Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Tuesday, December 16, 2025 12:33:12 PM

To: Malkosky, Jessie

Subject: Updated Public Comments

Hi,

Attached is the updated public comments as of right now to post online. Let me know when you do and I can update the commissioners and applicant.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 16, 2025 3:08:23 PM
To: 'Al Watts'
Subject: RE: Blacksmith Shop

Hi Al,

Thank you for keeping me in the loop! We ended up compiling everything a little after noon (some meetings moved schedules around) so as of right now everyone who sent something in was posted online, including you guys.

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Tuesday, December 16, 2025 12:41 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Attached is our letter to HPC. I intend to read it at the meeting since there may be some additional comments to add after hearing from the applicant. I also attached the flood plain map from FEMA that may be useful to have available to show the HPC if they ask about it.

Thanks!

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:53 AM
To: Al Watts <community@ppfv.org>
Subject: RE: Blacksmith Shop

Thank you for the update! Letters we've received between now and the earlier post are being processed to put online this morning. Any letters I receive after today's post will also be provided to the Commissioners in hard copy for their review.

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Tuesday, December 16, 2025 7:39 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

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I will not have a ready letter to submit to HPC this morning. I should have it to you later today and plan to read it during the public comment period of the public hearing.

From: Stood, Emily
Sent: Tuesday, December 16, 2025 1:18:07 PM
To: Malkosky, Jessie
Subject: RE: Updated Public Comments

Since they're still coming in I'm just going to keep updating this doc until you're out of your meeting and able to post! Attached is an updated version with three more letters.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 16, 2025 8:53:38 AM
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Al Watts (He / Him)

Community Engagement Director



PRESERVATION
PARTNERS of the
FOX VALLEY

630.377.6424 | 8 Indiana, St. Charles |
Mon, Tues, & Thurs 9a-5p | PPFV.org |

Mission: to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

From: Stood, Emily
Sent: Monday, December 15, 2025 9:35:46 AM
To: 'Kevin O'Neill'
Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

Yes, that's great! I will add you to my calendar and see you then.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

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Subject: RE: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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As an aside, I saw the church lit up for Christmas during the Cookie Walk, and it looked great! I was very excited to see it.

Thanks,

Emily Stood

Preservation Planner

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Community Development Department
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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Kevin O'Neill <koneill54@outlook.com>
Sent: Sunday, December 14, 2025 2:52 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Unitarian Universalist Society of Geneva (UUSG) - Security Camera Project

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Hi Emily,

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Thanks,
Kevin O'Neill
Facilities & FEMA Grant Team Lead
Unitarian Universalist Society of Geneva (UUSG)
102 S. 2nd Street
Geneva, IL 60134
630-532-8751

From: Stood, Emily
Sent: Wednesday, December 10, 2025 9:27:31 AM
To: 'Jon Rae'
Subject: December HPC Meeting

Hi Jon,

The packet for the December meeting has been posted and is available at the link below. Feel free to reach out with any questions!

[Agenda Center • Geneva, IL • CivicEngage](#)

See you on Tuesday,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily

Sent: Friday, January 09, 2026 12:23:14 PM

To: 'mmarkle@cityhpil.com'

Subject: Historic District Update Inquiry

Hi Maddy,

It's nice to meet you! I'm Emily, the Preservation Planner for Geneva. I have a quick question for you about the survey updates you guys have been doing at Highland Park.

We have a survey update that was done some time ago by a third party for both our local district and NR districts, which overlap, but our HPC never reviewed it, so it hasn't been instated at the local level. I've been working on getting that local update processed so our Period of Significance and rating updates are all updated to the same period as our NR listing. We are now at a point where the updated survey, with rating changes, is ready to be reviewed, but we don't have a clear view on what level of review the update needs to undergo.

Have you all seen this issue with the updates you've been working through, where a district is already established but an update is triggering rating changes? If so, how have you handled it? We've seen a lot of variety in review processes and are hoping some local experience might bring clarity, so any advice would be great!

Thanks in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Friday, January 16, 2026 4:24:04 PM
To: Dave Patzelt
Cc: DeGroot, David
Subject: RE: 2026-01-15 Mill Race Inn - Shed.pdf

Dave,

Yes, this would need to go before HPC. The due date for materials for the 1/21/2026 meeting was 1/6/2026, so adding this proposal would not be possible for the January meeting, and would have to be considered for a later date.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Friday, January 16, 2026 1:57:45 PM
To: Susan Fallon
Subject: RE: 226 S River Ln

Hi Susan,

Sounds good. I'll add it to my calendar and expect you then!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Friday, January 16, 2026 10:45 AM
To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>
Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily. Let's schedule our meeting for 1:30 p.m. next Friday, January 23rd.

Thank you.

Susan Fallon

On Friday, January 16, 2026 at 10:21:00 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good morning Susan,

I'm available between 1 and 4:30 that Friday. Let me know a time that would work for you and I can add it to my calendar.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Friday, January 16, 2026 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily. Tim and I have been working on getting our materials together. We would like to schedule a meeting with you with our materials and pictures next Friday, the 23rd. Would that be possible?

Thank you.

Susan

On Thursday, January 15, 2026 at 10:22:16 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

1. We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.
2. In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.
3. Thank you for the detail on those existing storms as well. Typically storms are not applicable for HPC review because they are designed to be removable, so our focus is still on the body of the window which stays in the house year-round. If the storms are somehow physically combined with the normal windows, that is a different consideration.
4. Any photos like you mentioned on the phone would be great! I'll be able to include everything in the Staff Report for the HPC so they can understand the reason for the project visually as well as in writing.
5. Additionally, so that I can set you up for a meeting involving all the windows, please send along the specs for the other windows proposed for replacement when you can. I'll package those all together and label them in the Staff Report.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Wednesday, January 14, 2026 5:05 PM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>

Subject: Re: 226 S River Ln

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you for your email, Emily. I left you a long voicemail. We would like to get the materials for the meeting to you as soon as possible.

After reading your email, my husband, Tim, pointed out that actually our windows are in fact aluminum facing out due to the storm triple tracks that are on the windows. Our decision, and an expensive one at that, to go with the Marvin elevate, vastly improves the contributing historic facade of our home.

We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

On Wednesday, January 14, 2026 at 01:58:06 PM CST, Stood, Emily <estood@geneva.il.us> wrote:

Good afternoon Susan,

I've had some time to review your paperwork and the files we have on your property. According to our files, your home was constructed in 1957, which is within the 1835-1966 Period of Significance for the historic district, so it is actually rated as a Contributing historic building.

Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

The next deadline for HPC meeting materials is February 3rd, with the actual meeting scheduled for February 18th. I am happy to work with you during that period in gathering the additional information needed for this review, and can provide additional options for resources as needed. Like I said yesterday, we will be able to do this as one HPC review with a phased project to lessen the amount of meetings you need to attend. I'll keep an eye out for the additional materials and any messages from you to get ahead of this and make this process as smooth as possible for you.

I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: Markle, Maddy
Sent: Friday, January 09, 2026 1:40:08 PM
To: Stood, Emily
Cc: Coleman, Zubin
Subject: RE: Historic District Update Inquiry

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Hi Emily,

Thanks for reaching out. It's always nice to hear from other preservation planners in the area! I'm copying my supervisor Zubin Coleman who was the preservation planner previously.

This is an interesting question! I do not have personal experience with a survey triggering a rating change for a designated property. Our last survey update did not change the ratings of any properties in Local Historic Districts or those of any Local Landmarks. Our survey updates avoid Local Districts because those properties have already been documented and are regulated.

If a third party recommended upgrading a non-contributing structure to a contributing structure, I would want that change to have the approval of both the HPC and City Council. In Highland Park I would think it would require an amendment to the original Local District ordinance because it would increase the level of regulation on the property.

If you want to give me a call or set up a meeting with Zubin and I sometime, let us know! We would be more than happy to chat.

Best regards,

Maddy Markle
Planner I

 **City of Highland Park**
Department of Community
Development
Planning Division
1150 Half Day Road
Highland Park, Illinois 60035

Office: 847.926.1856
mmarkle@cityhpil.com
cityhpil.com



From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 9, 2026 12:23 PM
To: Markle, Maddy <mmarkle@cityhpil.com>
Subject: Historic District Update Inquiry

[EXTERNAL EMAIL]

Hi Maddy,

It's nice to meet you! I'm Emily, the Preservation Planner for Geneva. I have a quick question for you about the survey updates you guys have been doing at Highland Park.

We have a survey update that was done some time ago by a third party for both our local district and NR districts, which overlap, but our HPC never reviewed it, so it hasn't been instated at the local level. I've been working on getting that local update processed so our Period of Significance and rating updates are all updated to the same period as our NR listing. We are now at a point where the updated survey, with rating changes, is ready to be reviewed, but we don't have a clear view on what level of review the update needs to undergo.

Have you all seen this issue with the updates you've been working through, where a district is already established but an update is triggering rating changes? If so, how have you handled it? We've seen a lot of variety in review processes and are hoping some local experience might bring clarity, so any advice would be great!

Thanks in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Friday, January 16, 2026 9:58:38 AM
To: Rebecca Baltikas
Subject: RE: [THIS EMAIL MAY BE SPAM] Re: Upcoming HPC Meetings

Becca,

Thanks for letting me know! See you then,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Rebecca Baltikas <rbaltikas@gmail.com>
Sent: Friday, January 16, 2026 9:38 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Upcoming HPC Meetings
Importance: Low

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Hi Emily,

Thank you very much for the heads up. All has been coordinated on my end & I'll be in attendance for both January as well as February's meeting.

Kindly,
Becca

On Wed, Jan 14, 2026 at 3:50?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Becca!

Hope you and your family had a good holiday season! I just wanted to give you a heads up on some slight schedule changes with the January and February HPC meetings in case it affects your availability. Because of MLK Jr Day and President's Day, both meetings will be moved back to Wednesday instead of Tuesday, but times and locations will remain the same. In March we'll return to the third Tuesday schedule. I wrote those schedules out below so you have them, and I'll send out the normal Friday emails as well! Just keep us updated on whether or not you're available and we'll keep you in the loop on our end as well.

January Meeting:
1/21 at 7pm, in City Hall

February Meeting:
2/18 at 7pm, in City Hall

Thanks, and have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
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Sent: Friday, January 16, 2026 10:20:05 AM
To: Susan Fallon
Subject: RE: 226 S River Ln

Good morning Susan,

I'm available between 1 and 4:30 that Friday. Let me know a time that would work for you and I can add it to my calendar.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Friday, January 16, 2026 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 226 S River Ln

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Hi Emily. Tim and I have been working on getting our materials together. We would like to schedule a meeting with you with our materials and pictures next Friday, the 23rd. Would that be possible?

Thank you.

Susan

On Thursday, January 15, 2026 at 10:22:16 AM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

1. We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.
2. In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.
3. Thank you for the detail on those existing storms as well. Typically storms are not applicable for HPC review because they are designed to be removable, so our focus is still on the body of the window which stays in the house year-round. If the storms are somehow physically combined with the normal windows, that is a different consideration.
4. Any photos like you mentioned on the phone would be great! I'll be able to include everything in the Staff Report for the HPC so they can understand the reason for the project visually as well as in writing.
5. Additionally, so that I can set you up for a meeting involving all the windows, please send along the specs for the other windows proposed for replacement when you can. I'll package those all together and label them in the Staff Report.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>
Sent: Wednesday, January 14, 2026 5:05 PM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>
Subject: Re: 226 S River Ln

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Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310

estood@geneva.il.us

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(FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD

Sent: Friday, January 16, 2026 9:12:43 AM

To: Paul Zellmer; Jewel Jensen; Lisa McManus; Andrew Tobler; George Salomon; Mike Riebe; Kevin Phillips; David DeGroot

Cc: Malkosky, Jessie; Rebecca Baltikas; Walker, Marissa

Subject: January HPC Meeting

Good morning,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on **Wednesday, December 21st, 2026** at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:

[Agenda Center](#) • [Geneva, IL](#) • [CivicEngage](#)

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Have a great weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP
(FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD

Sent: Friday, January 16, 2026 9:29:57 AM

Subject: January HPC Meeting

Good morning,

You are receiving this email as a reminder of the January HPC meeting, scheduled for **Wednesday, 1/21 at 7pm in Geneva City Hall – Council Chambers**. Your application is included in the Agenda and Staff Report, available at the linked Agenda Center. A representative of the project is required to attend the meeting in-person for discussion. Please note that the meeting will be on *Wednesday*, not Tuesday as is typical for HPC meetings, due to Monday's holiday. Feel free to reach out with any questions or concerns before the meeting.

[Agenda Center](#) • [Geneva, IL](#) • [CivicEngage](#)

Have a good weekend,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Friday, January 16, 2026 8:23:45 AM
To: Anaïs Bowring
Subject: 312 N Fifth HPC Review

Good morning!

I am about to post the Staff Report packets and will send the normal email reminder when I do, but I wanted to keep you in the loop on some roof pitch calculations I did late last afternoon! It looks like the body of the porch does have a pitch of about 2.4 in 12, while that new overhang is only about 1.4 in 12. I left the proposal as is in the report, but I did suggest that if the Commission isn't comfortable with the full roof changing, allowing that overhang to change might be something to discuss since it's a new section and a much lower slope. Just didn't want that to be a surprise when you read over the packet.

Hope you're staying warm,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

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Sent: Thursday, January 15, 2026 11:57:55 AM
To: kat@IREsolar.com
Cc: Lauri Johnson; Christine Reith
Subject: 327 Hamilton Street HPC Review

Hello,

Your HPC review of the solar panel installation at 327 Hamilton Street, Geneva IL has been administratively approved, as attached. The HPC approval has been forwarded to the Building Department, who will continue to communicate with you during the permit review process.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD

Sent: Wednesday, January 14, 2026 3:44:29 PM

To: Rebecca Baltikas

Cc: Malkosky, Jessie

Subject: Upcoming HPC Meetings

Hi Becca!

Hope you and your family had a good holiday season! I just wanted to give you a heads up on some slight schedule changes with the January and February HPC meetings in case it affects your availability. Because of MLK Jr Day and President's Day, both meetings will be moved back to Wednesday instead of Tuesday, but times and locations will remain the same. In March we'll return to the third Tuesday schedule. I wrote those schedules out below so you have them, and I'll send out the normal Friday emails as well! Just keep us updated on whether or not you're available and we'll keep you in the loop on our end as well.

January Meeting:

1/21 at 7pm, in City Hall

February Meeting:

2/18 at 7pm, in City Hall

Thanks, and have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

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Sent: Thursday, January 15, 2026 10:11:47 AM
To: Susan Fallon; Tim Fallon
Subject: RE: 226 S River Ln

Hi Susan,

Thank you for getting back to me so quickly, I apologize that we keep missing each other! I just left you a voicemail but wanted to follow up by email as well! A couple things:

1. We totally understand your frustration and definitely want to work with you as much as possible to make this process smooth. We appreciate all the work you've done already on research and that will be great for the Commission to see as well.
2. In terms of the like for like label – thank you for that clarification! We're glad you're looking at the characteristics of the windows overall. The preservation guidelines adopted by the city prioritize repair over replacement, followed by replacement with a like material over replacement with an alternate material, which is why that detail is so important. On many historic homes introducing new materials can affect the overall building, which is why the HPC takes review of those new introductions so seriously, and requires enough information on the other two options to understand why those aren't feasible. I linked those guidelines below and am happy to also send along the Secretary of the Interior's Standards for Rehabilitation, which Geneva also follows.
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<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Susan Fallon <susanfallon@sbcglobal.net>

Sent: Wednesday, January 14, 2026 5:05 PM

To: Stood, Emily <estood@geneva.il.us>; Tim Fallon <tfallon1987@gmail.com>

Subject: Re: 226 S River Ln

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We will look forward to working on this together with you. My phone is: 630-621-7221.

Kind regards,

Susan

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lessen the amount of meetings you need to attend. I'll keep an eye out for the additional materials and any messages from you to get ahead of this and make this process as smooth as possible for you.

I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Wednesday, January 14, 2026 1:50:30 PM
To: susanfallon@sbcglobal.net
Subject: 226 S River Ln

Good afternoon Susan,

I've had some time to review your paperwork and the files we have on your property. According to our files, your home was constructed in 1957, which is within the 1835-1966 Period of Significance for the historic district, so it is actually rated as a Contributing historic building.

Also according to our files, it looks like your existing windows are wood, and your proposed replacements appear to be a fiberglass/wood mix, which would indicate that this is not a like for like replacement in terms of material, which the HPC does have to consider. This means we will need some extra information in order to present the most thorough case possible to the HPC. I am attaching our Window Replacement Checklist to this email, which sums up that information. The specs you provided includes most of the information required on the Alternative Material section. Like we discussed yesterday, these materials will be necessary for the review of any street-facing windows you are proposing to replace.

The next deadline for HPC meeting materials is February 3rd, with the actual meeting scheduled for February 18th. I am happy to work with you during that period in gathering the additional information needed for this review, and can provide additional options for resources as needed. Like I said yesterday, we will be able to do this as one HPC review with a phased project to lessen the amount of meetings you need to attend. I'll keep an eye out for the additional materials and any messages from you to get ahead of this and make this process as smooth as possible for you.

I apologize for not being able to speak more in depth yesterday! I am always open to answering questions or concerns – if you call and I can't answer, feel free to leave a message or send an email and I'll get back to you as soon as I can.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Wednesday, January 14, 2026 10:37:00 AM
To: foxvalleyhomeworks@gmail.com
Subject: 312 S Fifth Historic Info

Hi Jason,

I'm Emily, the Preservation Planner for the City of Geneva. Brian Byrne let me know that you might have some questions related to preservation on your project at 312 S Fifth Street, so I wanted to make myself available! I apologize for the delay in reaching out.

[This](#) is the link to the State Historic Preservation Office's website with information on the Tax Freeze option. There is a minimum threshold for the project budget – 25% of the assessor's value – and it would trigger higher oversight by the SHPO. If your clients balance those factors and decide they're interested in pursuing it, I would recommend starting that application as early as possible in order to make the process easier for everyone!

I know Brian also mentioned there might be some work on a chimney coming up. I'm happy to look into that more as you get into it, but just a heads up ahead of time that chimney replacement on a primary façade would require full HPC review, while chimney replacement on a secondary façade can typically just undergo administrative review with evidence of that chimney's existence.

From what Brian has said, it sounds like you're doing some really interesting work on this project, which I was glad to hear! Feel free to reach out any time.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Wednesday, January 14, 2026 1:16:23 PM
To: Anaïs Bowring
Subject: RE: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

Thanks Anaïs!

I'll add this in as a placeholder for now and if we need to adjust it when your contractor gets back to you that's no problem!

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>
Sent: Wednesday, January 14, 2026 1:13 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

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Thanks Emily!

I've been trying to make sure with our contractor that this is the right product. I'll make sure to let you know by tomorrow if there is any change to this, but I think we would use this: <https://www.menards.com/main/building-materials/siding/steel-siding/cut-to-length-premium-pro-snap-reg-steel-panel/bronze1559814-32/p-144444855354-c-5837.htm>

Thanks again for the follow-up :)

Best,
Anaïs

On Jan 14, 2026, at 12:12?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hi Anaïs!
I'm working on your packet right now and just want to check in on those metal roof specs! You still have some time since I'll be posting Friday morning but I wanted to reach out while I was thinking about it.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Anaïs Bowring <anaisbowring@gmail.com>
Sent: Monday, January 12, 2026 9:22 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps
Importance: Low

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That sounds great! Makes complete sense. Thanks Emily!

Best,
Anaïs

On Jan 12, 2026, at 3:27?PM, Stood, Emily <estood@geneva.il.us> wrote:

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Hi Anaïs,

Just a follow up from our call! I spoke to Brian and his advice was to just wait until you're able to do some exploratory demo to make any changes to your plans on the structure of the porch. There are a few options, such as additional piers, that could work with the structural changes in case the long rim joist idea ends up not seeming successful after that demo. He just wanted to make you aware to try to minimize surprises (as I'm sure you've already experienced is common with historic work.) For now, our advice is to work through the HPC approval process and then just stay in contact through the demo and construction process on any changes to the permit! Hopefully that relieves some stress in working out that detail of the permit change.

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Stood, Emily

Sent: Wednesday, January 7, 2026 3:36 PM

To: 'Anaïs Bowring' <anaïsbowring@gmail.com>

Subject: RE: Porch Roof and Steps

Hi Anaïs,

Thank you for the updated drawing and this form! We are processing that and beginning work on the packet now. I'll make a note of that roof pitch and the code in the packet so the Commission is aware ahead of time. I'll also keep an eye out for the info on roofing materials.

Before we get ahead of ourselves (and while the weather is still decent) I would recommend just triple checking the ability to fasten the future porch to the frame of the house, as drawn (of course just lower), rather than needing to fasten that to your foundation. Like I mentioned, that would end up being a structural change and require more oversight from Building. When I mentioned these updates to Brian today, he brought that up again as a concern that might lengthen permit review time, so I just want to give you as much time as possible in case that ends up being a concern. In the meantime, I'll keep up the work on the HPC review!

Have a good day, and feel free to reach out!

Emily Stood

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estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>

Sent: Tuesday, January 6, 2026 7:49 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: Porch Roof and Steps

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Thanks, Emily!

Thanks so much for all the info! I reviewed the guidelines you linked to, and since I don't think that there are any original materials or particularly historic design/details for the porch roof, I didn't see much there that seemed very relevant to this proposed change. I also went back and remeasured the blueprints more carefully, and I think the shed roof pitch is actually 2.2:12 not 2.7:12. Separately, I sent a version of the East elevation with a seamed metal roof drawn in with 12" seams. I don't have more info yet on the specific materials for the roof, but have reached out to our contractor to ask for that.

Here is the application front form; I'll plan to drop off a signed copy tomorrow.

Thanks!

Anaïs Bowring (she/her)
703-927-7224

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<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidId=>

Thanks!

Emily Stood

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Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 6, 2026 1:57 PM
To: 'Anais Bowring' <anaisbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>
Subject: Porch Roof and Steps

Hi Anaïs,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

- 1. Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
- 2. Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

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Sent: Wednesday, January 14, 2026 12:10:41 PM
To: Anaïs Bowring
Subject: RE: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps

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Thank you!

Emily Stood

Preservation Planner

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Community Development Department
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estood@geneva.il.us

From: Anaïs Bowring <anaïsbowring@gmail.com>
Sent: Monday, January 12, 2026 9:22 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Porch Roof and Steps
Importance: Low

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That sounds great! Makes complete sense. Thanks Emily!

Best,
Anaïs

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?
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estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 7, 2026 3:36 PM
To: 'Anaïs Bowring' <anaïsbowring@gmail.com>
Subject: RE: Porch Roof and Steps

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estood@geneva.il.us

From: Anais Bowring <anaisbowring@gmail.com>
Sent: Tuesday, January 6, 2026 7:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: Porch Roof and Steps

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Thanks, Emily!

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Anais Bowring (she/her)
703-927-7224

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Thanks!

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1. Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
2. Material information on the metal roof

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Sent: Tuesday, January 13, 2026 2:34:16 PM
To: Aron Fischer
Cc: Caroline Scheeler; Jennifer Froula Weber
Subject: 101 S Third - Potential Resources

Hi Aron,

Great meeting you today! As promised, I have a ton of links and documents for you which will hopefully be helpful in the gallery project, and which you can have for any projects down the line as well. Definitely stay in contact on your work and I will keep you in mind if I see anything else as well!

Financial Assistance & Grant Information

<https://dnrhistoric.illinois.gov/preserve/funding.html> - SHPO financial incentives – federal and state tax credit options
<https://www.landmarks.org/grants/> - Landmarks II grants – two main ones with some additional themes as funds are available
<https://savingplaces.org/grants> - National Trust grants – three deadlines per year for umbrella group, themes and options change regularly
<https://www.nps.gov/subjects/historicpreservationfund/project-grants.htm> - Historic Preservation Fund Grants – NPS website. Many of these repeat on the SHPO website.

Material/Construction Resources

This information is provided as a reference resource only; other qualified contractors may be considered by applicants/property owners. Inclusion in this listing does not indicate that any of these contractors is endorsed, guaranteed, warranted, or recommended by the City of Geneva, Illinois.

<https://www.landmarks.org/resources/illinois-restoration-resource-directory/> - Landmarks Illinois Restoration Resource Directory – provides contact information for a large variety of preservation professionals
[Resource Directory: PreserveList](#) - directory of historic trades professionals and companies that offer an array of services in support of preservation projects, maintained by Preservation Training Works, LLC. Can filter by state + specialty
<https://www.ppfv.org/preservation-contractors> - Preservation Partners' contractors list
<https://www.geneva.il.us/DocumentCenter/View/14701/Window-Contractors?bidId=> - Geneva known historic window contractors

Helpful Organizations

<https://www.ppfv.org/> - Provide preservation resources for St. Charles, Geneva, and Batavia. They have a physical resource library in St Charles and everyone who works there is very knowledgeable!
<https://genevahistorymuseum.org/research/> - Geneva History Museum. This link will bring you right to the research page for instructions on accessing their archives
<https://www.geneva.il.us/412/Historic-Preservation> - The city's historic preservation page. This can lead you to applications and resources specific to HPC review processes

Historic Districts

https://s3.amazonaws.com/NARAprodstorage/opastorage/live/52/8931/28893152/content/electronic-records/rg-079/NPS_IL/79000845.pdf - Central Geneva National Register Historic District. It looks like 101 S Third is specifically called out for architectural significance in the Statement of Significance section!
I'm also attaching the draft history and information for the Local Historic District. Like I said today, this hasn't been officially approved, but the historical information is all good and will hopefully be a good jumping off point for you.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

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(FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Thursday, January 15, 2026 10:26:20 AM
To: David DeGroot
Cc: Malkosky, Jessie
Subject: January HPC Packet

Good morning,

The January HPC meeting packet is attached for review!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

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Sent: Monday, January 12, 2026 3:21:19 PM
To: 'Anaïs Bowring'
Subject: RE: Porch Roof and Steps

Hi Anaïs,
Just a follow up from our call! I spoke to Brian and his advice was to just wait until you're able to do some exploratory demo to make any changes to your plans on the structure of the porch. There are a few options, such as additional piers, that could work with the structural changes in case the long rim joist idea ends up not seeming successful after that demo. He just wanted to make you aware to try to minimize surprises (as I'm sure you've already experienced is common with historic work.) For now, our advice is to work through the HPC approval process and then just stay in contact through the demo and construction process on any changes to the permit! Hopefully that relieves some stress in working out that detail of the permit change.

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
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To: 'Anaïs Bowring' <anaisbowring@gmail.com>
Subject: RE: Porch Roof and Steps

Hi Anaïs,
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Thanks, Emily!

Thanks so much for all the info! I reviewed the guidelines you linked to, and since I don't think that there are any original materials or particularly historic design/details for the porch roof, I didn't see much there that seemed very relevant to this proposed change. I also went back and remeasured the blueprints more carefully, and I think the shed roof pitch is actually 2.2:12 not 2.7:12. Separately, I sent a version of the East elevation with a seamed metal roof drawn in with 12" seams. I don't have more info yet on the specific materials for the roof, but have reached out to our contractor to ask for that.

Here is the application front form; I'll plan to drop off a signed copy tomorrow.

Thanks!

Anaïs Bowring (she/her)
703-927-7224

On Tue, Jan 6, 2026 at 2:54?PM Stood, Emily <estood@geneva.il.us> wrote:

Just got an alert this might not have sent so resending just in case. I'll link the guidelines instead of attaching them which should hopefully fix the issue.

<https://www.geneva.il.us/DocumentCenter/View/290/Design-Guidelines-for-Historic-Properties?bidid=>

Thanks!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Tuesday, January 6, 2026 1:57 PM

To: 'Anaïs Bowring' <anaïsbowring@gmail.com>; Daniel Bowring <dbowring@gmail.com>

Subject: Porch Roof and Steps

Hi Anaïs,

Thanks for calling today! Attached are the current design guidelines for more clarity on that porch roof question. I would look at both page 52 – residential roofs, and page 66 – porches for your specific proposal. As for proposal materials, I just checked in with Brian and have some info from Building and an HPC list for you.

Typically on a change like this, Brian would ask for revised drawings after construction to confirm everything. Since it also has to go before HPC, for now we're going to ask for exterior elevations with the changes drawn for the Commissioner review. Additional needs on the interior can go through the normal Building process. He did want to call out to you that one concern to check on before moving forward is whether there is space on the body of the house to attach the rim joist to with the lowered floor. Basically, if the new floor attaches lower, and ends up needing to go into a foundation like stacked limestone instead of the frame of the house, that's a larger change and Building would have to get more involved early on. He also confirmed that typically if a pitch is less than 2/12 asphalt shingles aren't as successful with water shed.

So what we're looking at now for application materials is as follows. Like I said on the phone, technically this month's application materials are due today. Next months are due 2/3. The other house I mentioned which looked at doing a metal porch roof was 127 Second Street, if you're interested in checking that out as well!

- Elevation drawings that illustrate the new proposal. I would recommend a front and at least one side. I'll use your previous drawings in the packet to illustrate what's changing.
- Material information on the metal roof

Thanks again, and feel free to reach out with questions,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Tuesday, January 13, 2026 9:30:43 AM
To: Field, Emma
Subject: RE: COA reviews questions

Hi Emma,

Yes, everything which is reviewed administratively and by the Commission requires a permit! Geneva runs a little bit of a different system than most HPC's so instead of issuing COA's as a more separate thing, the HPC review is a "Construction Plan Review" which is tied in with the full permit review. We do sometimes get people that don't realize they needed a permit in general, but since everything lines up we basically just hand off the HPC review form with the permit form anytime it affects a designated property. This is part of the conversation we've been having about paint on masonry – since paint doesn't require a permit, we would have to rewrite a lot of our system and I'm honestly not sure how we would handle notification at this point.

In other news, my friend checked her files last night and she didn't do a lot of research on shingle suppliers, especially up north. I quickly googled stamped metal shingles and it looks like there are a decent amount of manufacturers around doing different things, including with the more Victorian styles. I think pointing your applicant towards those and maybe the Landmarks Directory would be helpful! It looks like there are some contractors who also have experience in metal roofing on that site as well.

Hope this helps, and hope your meeting last night went well!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Field, Emma <efield@stcharlesil.gov>
Sent: Tuesday, January 13, 2026 8:53 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: COA reviews questions

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,
I am looking through your COA list and the level of review for each project. I know you do a lot of administrative reviews. It also looks like you do a lot of reviews for work that, in St Charles, would not require a permit. Does all the work that you and the Commission review, require a permit? For those that do not require a permit, how do people know to take out a COA for it? Thanks!



Emma Field | Planner
phone: [630.443.3958](tel:630.443.3958) | efield@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
City of St. Charles | stcharlesil.gov



From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Monday, January 12, 2026 4:11:28 PM
To: Field, Emma; Al Watts; Ewoldt, Zach
Subject: RE: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

Thanks Al! I'm all signed up already and definitely looking forward to this one.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Field, Emma <efield@stcharlesil.gov>
Sent: Monday, January 12, 2026 2:09 PM
To: Al Watts <community@ppfv.org>; Ewoldt, Zach <zewoldt@bataviail.gov>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thanks for sharing Al! You will always catch me watching the NACP webinars.



Emma Field | Planner
phone: [630.443.3958](tel:630.443.3958) | efield@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
City of St. Charles | stcharlesil.gov



From: Al Watts <community@ppfv.org>
Sent: Monday, January 12, 2026 12:47 PM
To: Ewoldt, Zach <zewoldt@bataviail.gov>; Stood, Emily <estood@geneva.il.us>; Field, Emma <efield@stcharlesil.gov>
Subject: Fw: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

Hi Preservation Planners of the Tri-Cities!

Looks like I will see most of you tonight. A lot is going on!

I am forwarding you a webinar you and your HPC may be interested in. Finding skilled tradespeople is a huge challenge for appropriate historic preservation. We have a small list [here](#), but it is not enough.

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley

From: National Alliance of Preservation Commissions <director@napcommissions.org>
Sent: Monday, January 12, 2026 8:45 AM
To: info <info@ppfv.org>
Subject: Reminder: Webinar on Supporting Skilled Preservation Trades Happening January 22

If you're having trouble viewing this email, you can [see it online](#).



There's still time to register for NAPC's first webinar of the new year, taking place on **Thursday, January 22, 2026**. This timely program focuses on the skilled preservation trades and the critical role they play in achieving strong preservation outcomes.

As fewer craftspeople enter the field and experienced practitioners retire, many communities are finding it increasingly difficult to complete appropriate repairs, from window restoration to masonry work. This webinar will examine how these workforce challenges affect local preservation efforts and what commissions and staff can do to respond.

Participants will learn:

- Why the preservation trades matter to local governments
- How workforce shortages impact project quality and affordability
- Practical ways commissions and staff can support training, partnerships, and sustainable preservation outcomes

Supporting Skilled Preservation Trades at the Local Level: What Commissions and City Staff Need to Know

Thursday, January 22, 2026 | 1:00 p.m. EST

CE Credits: 1.5 AIA | 1.5 AICP

January 22, 2026 | 1 PM Eastern Time | 1.5 AIA/AICP

[Register Now](#)

Current NAPC Members were emailed a coupon code on Monday, December 22, 2025.

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Questions about membership or NAPC's Webinar Series? Please email
director@napcommissions.org.
We looking forward to learning with you on January 22nd!

P.O. Box 1011 Virginia Beach, VA 23451 Phone: (757) 802-4141
director@napcommissions.org

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Sent: Monday, January 12, 2026 1:04:13 PM
To: Markle, Maddy
Subject: RE: Historic District Update Inquiry

Hi Maddy,

Thanks for your quick response. That's what it was looking like to me when I scanned your survey maps, but it never hurts to check! 😊 It's definitely an interesting issue to work through and hearing from a variety of experiences has been very helpful. I think for now, this answered my questions, but I may be reaching out again later as the process continues.

Nice to meet you again, and thanks for your help!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Markle, Maddy <mmarkle@cityhpil.com>
Sent: Friday, January 9, 2026 1:40 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Coleman, Zubin <zcoleman@cityhpil.com>
Subject: RE: Historic District Update Inquiry

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Hi Emily,

Thanks for reaching out. It's always nice to hear from other preservation planners in the area! I'm copying my supervisor Zubin Coleman who was the preservation planner previously.

This is an interesting question! I do not have personal experience with a survey triggering a rating change for a designated property. Our last survey update did not change the ratings of any properties in Local Historic Districts or those of any Local Landmarks. Our survey updates avoid Local Districts because those properties have already been documented and are regulated.

If a third party recommended upgrading a non-contributing structure to a contributing structure, I would want that change to have the approval of both the HPC and City Council. In Highland Park I would think it would require an amendment to the original Local District ordinance because it would increase the level of regulation on the property.

If you want to give me a call or set up a meeting with Zubin and I sometime, let us know! We would be more than happy to chat.

Best regards,

Maddy Markle
Planner I

 **City of Highland Park**
Department of Community
Development
Planning Division
1150 Half Day Road
Highland Park, Illinois 60035

Office: 847.926.1856
mmarkle@cityhpil.com
cityhpil.com



From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, January 9, 2026 12:23 PM
To: Markle, Maddy <mmarkle@cityhpil.com>
Subject: Historic District Update Inquiry

[EXTERNAL EMAIL]

Hi Maddy,

It's nice to meet you! I'm Emily, the Preservation Planner for Geneva. I have a quick question for you about the survey updates you guys have been doing at Highland Park.

We have a survey update that was done some time ago by a third party for both our local district and NR districts, which overlap, but our HPC never reviewed it, so it hasn't been instated at the local level. I've been working on getting that local update processed so our Period of Significance and rating updates are all updated to the same period as our NR listing. We are now at a point where the updated survey, with rating changes, is ready to be reviewed, but we don't have a clear view on what level of review the update needs to undergo.

Have you all seen this issue with the updates you've been working through, where a district is already established but an update is triggering rating changes? If so, how have you handled it? We've seen a lot of variety in review processes and are hoping some local experience might bring clarity, so any advice would be great!

Thanks in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

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From: isolved Benefit Services
Sent: Monday, December 22, 2025 9:29:23 AM
To: Johnson, Greg
Subject: Effortlessly Track Your FSA Balance with Our Guide

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We're pleased to share our new "Did You Know?" email series—your go-to source for practical tips to help you easily manage and update your information in the Fringe Benefits portal.

- Check out our [quick tutorial](#) to learn how to accurately track the remaining balance in your Fringe Benefit account.
- Take control of your benefits with the isolved portal—secure, convenient access lets you review your account details whenever you need them.
- For a closer look at your balances and recent activity, our detailed [Account Balance and Activity guide](#) is just a click away.
- Prefer managing your FSA on the go? Download the intuitive [iFlex Mobile App](#) to stay connected and informed, wherever work takes you.

Should you have any further inquiries, don't hesitate to connect with our dedicated FBA Support Team at 866-370-3040 or drop us an email at fsa@isolvedhcm.com.

Additionally, explore our [FSA Resource page](#) for a wealth of guides, FAQs, and engaging video tutorials.

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Charlotte, NC, 28277, USA, 800.733.8839
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From: Malkosky, Jessie
Sent: Monday, January 12, 2026 3:52:36 PM
To: Collins, Heather
Cc: Hillquist, Kim; DeGrace, Michael; Buesing, Matthew
Subject: Reviewing Open Hearing Deposits

Hi Heather,

Please see only the first page of this document. I made the font red for all of the "Open" hearing deposits that can be closed out and billed out. The remaining projects are as follows:

- Prairie Grove – There are two errors: 1) I accidentally coded hearing deposit invoice # 640444 as a stormwater invoice for this same project. Please let me know if I need to do anything to remedy this mistake. 2) The hearing deposit excel sheet shows a WBK invoice # 640079 as in the hearing deposit section – this is actually a Kane County Recorder invoice and is correctly located in the hearing deposit section. (There is nothing to fix here in NewWorld, only a new naming in the hearing excel sheet.)
- 601 N 1st St Porch Variation – I mistakenly coded invoice #667143 in batch #2026-00000508 as applying to the Bullock Campus project. This invoice should be applied to the 601 N 1st Porch Variation project. After it is applied to this project, the project can be closed and billed out.
- Bullock Campus – 1) I need to somehow move the invoice #667143 from Bullock to the 601 N 1st St Porch Variation; 2) I believe we are waiting on an IGA with Kane County to be recorded before we can close this out
- Historic Review PP 2025-011 4 E State Street Demo – I want to wait until the City Council decision to decide whether we need to close this out or not.

Please let me know how I can help to reattribute invoices #640444 and #667143.

Going forward, I will generate a Project Transaction Report monthly the Friday before our 2nd-of-the-month Development Staff meeting (a Tuesday). This will usually be the 3rd Friday of the month, but sometimes the 4th (depending on the date of the Development Staff meeting). I will review which hearing deposits need to remain open and which can be closed and billed out, and I will review with Brian Davids at the Development Staff meeting which planning stormwater deposits can be closed out.

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Thursday, January 08, 2026 1:47:52 PM
To: Collins, Heather; Hillquist, Kim
Cc: Buesing, Matthew; Milewski, Jennifer; DeGroot, David
Subject: RE: Solar Text Amendment & Special Use Checks

Hi Heather,

Thank you very much! I'll set up a meeting for us. As for the project number, I create a new project number when I fill out the Check Receipt Form on our end, because I need to write it in the top right corner of that sheet. I know whether I need a hearing deposit (and) stormwater deposit at that same time, though I have not always told you guys that early. I just made a draft edit of the Check Receipt Form that would show the certain type(s) of deposits which I would need you guys to make numbers for. Let me know if it makes sense or if you like it.

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

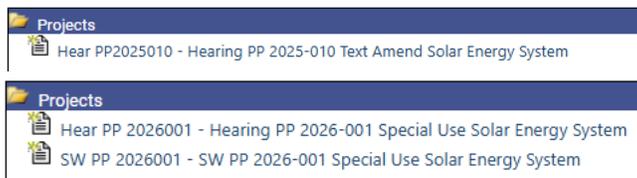
jmalkosky@geneva.il.us

From: Collins, Heather <hcollins@geneva.il.us>
Sent: Thursday, January 8, 2026 12:45 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>; Hillquist, Kim <KimHillquist@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Milewski, Jennifer <jmilewski@geneva.il.us>
Subject: RE: Solar Text Amendment & Special Use Checks

Jessie,

I have entered in both of the checks and created the project codes. I'll have the deposit accounts for you by tomorrow.

Can we setup a time next week to discuss the balances and process? I can see where we are getting tripped up on our side and I will discuss some changes with Jen and Kim. Also, at what point in the project do you know that you need a new project number? It seems that is the holdup for entering in the invoices and the checks.



Thanks,

Heather Collins

Accounting Supervisor

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4104](tel:4104)

hcollins@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Thursday, January 8, 2026 11:56 AM
To: Hillquist, Kim <KimHillquist@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: RE: Solar Text Amendment & Special Use Checks

Hello Kim,

I just checked the two solar planning projects in New World (2025-00000010 & 2026-00000001) and I see the checks have not been inputted yet. I would like the checks to be inputted by tomorrow and their hearing / stormwater deposits created (more of a Heather question) so I can process a backlog of invoices for one of the projects.

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie

Sent: Tuesday, January 6, 2026 3:26 PM

To: Hillquist, Kim <KimHillquist@geneva.il.us>

Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>

Subject: Solar Text Amendment & Special Use Checks

Hi Kim,

Would you mind letting us know when you have inputted the checks I dropped off today into NewWorld? Additionally, would you mind touching base with Heather to let me know when the hearing deposits and singular stormwater deposit (for the special use) have been created?

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Collins, Heather
Sent: Friday, January 09, 2026 2:29:31 PM
To: Malkosky, Jessie; Hillquist, Kim
Cc: Buesing, Matthew; Milewski, Jennifer; DeGroot, David; DeGrace, Michael
Subject: RE: Solar Text Amendment & Special Use Checks

Thanks for the information, Jessie. I have attached the Stormwater and Hearing spreadsheets. We can go through those spreadsheets next week and Finance can make adjustments if there are errors. I have also attached Kim's outstanding invoice listing. These are items that she has billed, but have not been paid. I am also going to pull Mike into the process so that he can keep Finance up-to-date.

Here are the items I was hoping we could discuss on Monday.

- Check handling process
- Project code creation process
- Monthly items Finance to provide to Planning
 - Stormwater spreadsheet
 - Hearing spreadsheet
 - Outstanding Accounts Receivable invoices
- Monthly items requested from Planning
 - Which projects can be closed out?
 - If a project is over their deposit, should we bill them the overage plus another deposit?
 - Are there any errors noted in the monthly reports?

Thanks so much!

Heather Collins

Accounting Supervisor

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000.4104](tel:630.232.0000.4104)

hcollins@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>

Sent: Thursday, January 8, 2026 1:48 PM

To: Collins, Heather <hcollins@geneva.il.us>; Hillquist, Kim <KimHillquist@geneva.il.us>

Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Milewski, Jennifer <jmilewski@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>

Subject: RE: Solar Text Amendment & Special Use Checks

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Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4302](tel:630.232.0000.4302)

jmalkosky@geneva.il.us

From: Collins, Heather <hcollins@geneva.il.us>

Sent: Thursday, January 8, 2026 12:45 PM

To: Malkosky, Jessie <jmalkosky@geneva.il.us>; Hillquist, Kim <KimHillquist@geneva.il.us>

Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Milewski, Jennifer <jmilewski@geneva.il.us>

Subject: RE: Solar Text Amendment & Special Use Checks

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Projects
Hear PP2025010 - Hearing PP 2025-010 Text Amend Solar Energy System

Projects
Hear PP 2026001 - Hearing PP 2026-001 Special Use Solar Energy System
SW PP 2026001 - SW PP 2026-001 Special Use Solar Energy System

Thanks,

Heather Collins

Accounting Supervisor

City of Geneva, Illinois

Finance Department
15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000, 4104](tel:630.232.0000)
hcollins@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Thursday, January 8, 2026 11:56 AM
To: Hillquist, Kim <KimHillquist@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: RE: Solar Text Amendment & Special Use Checks

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Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000, 4302](tel:630.232.0000)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Tuesday, January 6, 2026 3:26 PM
To: Hillquist, Kim <KimHillquist@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: Solar Text Amendment & Special Use Checks

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Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000, 4302](tel:630.232.0000)
jmalkosky@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 09, 2025 3:40:10 PM
To: Morser, Ian
Subject: RE: Historic District Survey - Interactive Map

No worries! Thank you so much, you're the best!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Tuesday, December 9, 2025 2:46 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I got them both split up for you now. Only issue is that you'll have to re-fill in the information but other than that it should be good!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 12:28 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

It worked!! Thank you so much!

One last thing for today. When I was clicking around I noticed that the two lots I circled in the screenshot below got conjoined, probably when I had you adjust those boundaries. The eastern lot is actually Elizabeth_PI_316, and the western lot is Shady_Ave_716. Would it be possible to get those separated and then I can quickly add the Elizabeth Place info back in? Luckily it's only happening on the local layer.



Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, December 9, 2025 10:22 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

For some odd reason, the national parcel is not updating as it should normally. I've completed it another way by overwriting the web layer through ArcPro and it seems to work now!

Take a look when you can and let me know if something is off.

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

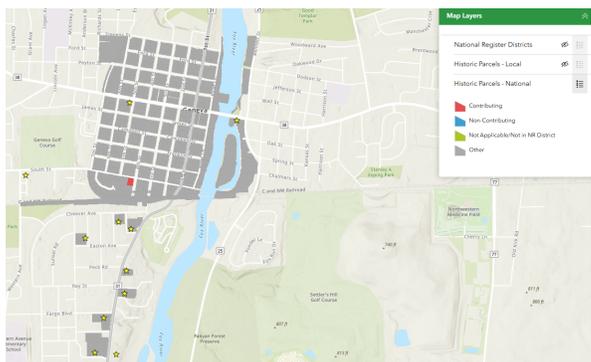
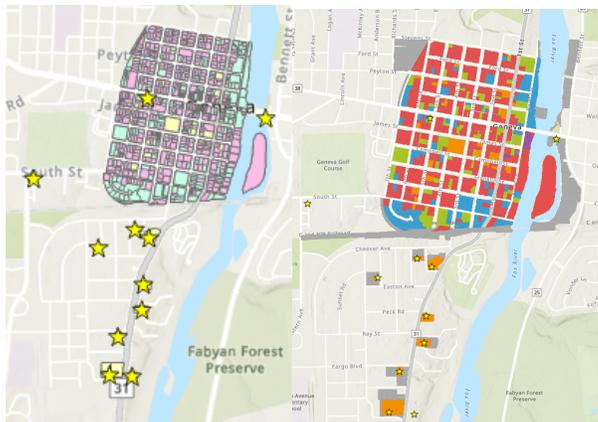
Sent: Tuesday, December 9, 2025 9:38 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Ok weird! I've definitely been saving it there regularly and I hopped on yesterday to do it again just in case, but things still don't seem to be carrying over. I attached screenshots of the map on the web versus the app so you could see what I'm seeing (I turned the districts layer off so it was easier to see). It looks like specifically the Historic Parcels – National layer isn't updating. I included a screenshot of just that layer so you could see but it's basically just gray, lol.

I also noticed that the Riverbank Laboratories lots (the three down on the south) still aren't combined. If it's possible to get those combined on the national and local layers, that would be great too!



Thank you again!

Emily Stood

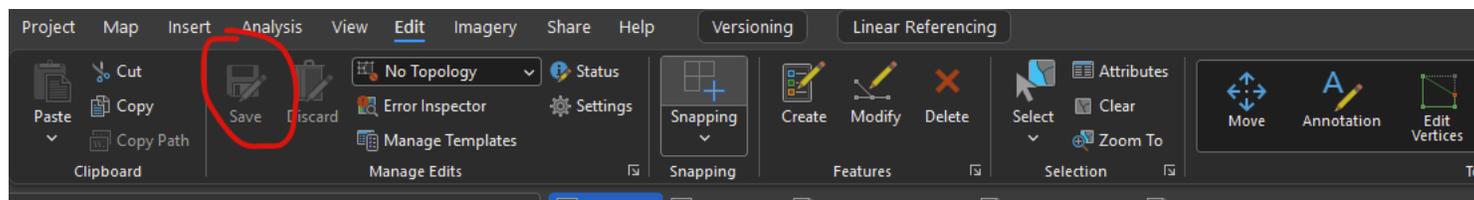
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, December 5, 2025 2:38 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Easy fix then! So what we do for this is go to the editing section and save our edits there. Since all the features are hosted individually and in one spot, making any changes will show on the web map! I saved it any way on the web browser version so now its last updated was today, but you should be good now.

Let me know if that works just to be sure!



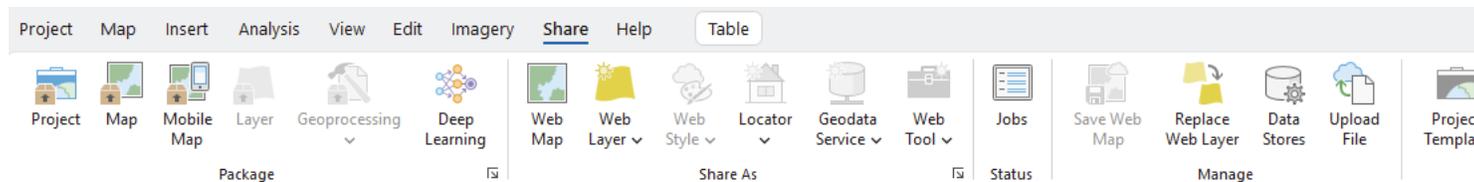
Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, December 5, 2025 2:34 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks! No worries on the time, we have plenty of details outside of the map to hash out in the meantime. I dropped in a screenshot of what my tool bar looks like. In the past when I've worked on maps I've been able to just hit "save web map," but in this case that's grayed out and isn't possible to click. It might just be that you can hit it and it'll refresh?



Thanks,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, December 5, 2025 1:33 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, December 2, 2025 4:06 PM

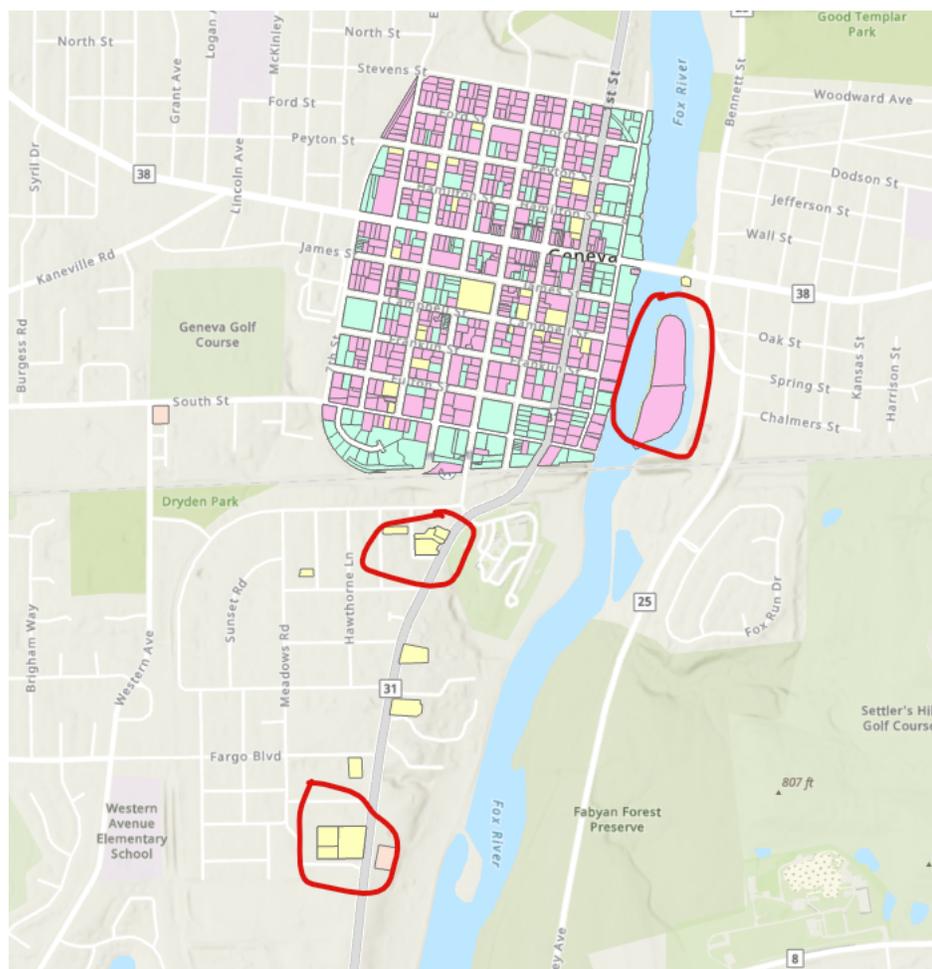
To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, IllinoisCommunity Development Department
22 South First Street, Geneva, IL 60134Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)estood@geneva.il.us**From:** Stood, Emily**Sent:** Thursday, November 20, 2025 10:56 AM**To:** Morser, Ian <imorser@geneva.il.us>**Subject:** RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, IllinoisCommunity Development Department
22 South First Street, Geneva, IL 60134Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)estood@geneva.il.us**From:** Morser, Ian <imorser@geneva.il.us>**Sent:** Thursday, November 20, 2025 9:02 AM**To:** Stood, Emily <estood@geneva.il.us>**Subject:** RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and I'll add the fields.

Would it be just for the Historic parcels?

*Very Respectfully,***IAN MORSER**

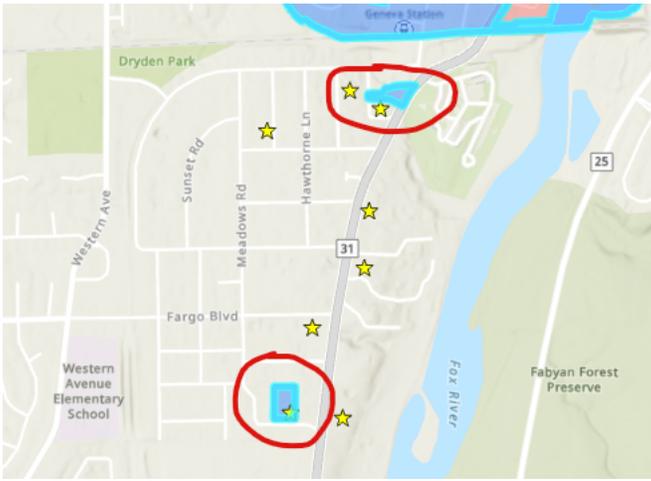
GIS TECHNICIAN

City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405**From:** Stood, Emily <estood@geneva.il.us>**Sent:** Thursday, November 20, 2025 8:53 AM**To:** Morser, Ian <imorser@geneva.il.us>**Subject:** RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure!

Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 9:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 9:05 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



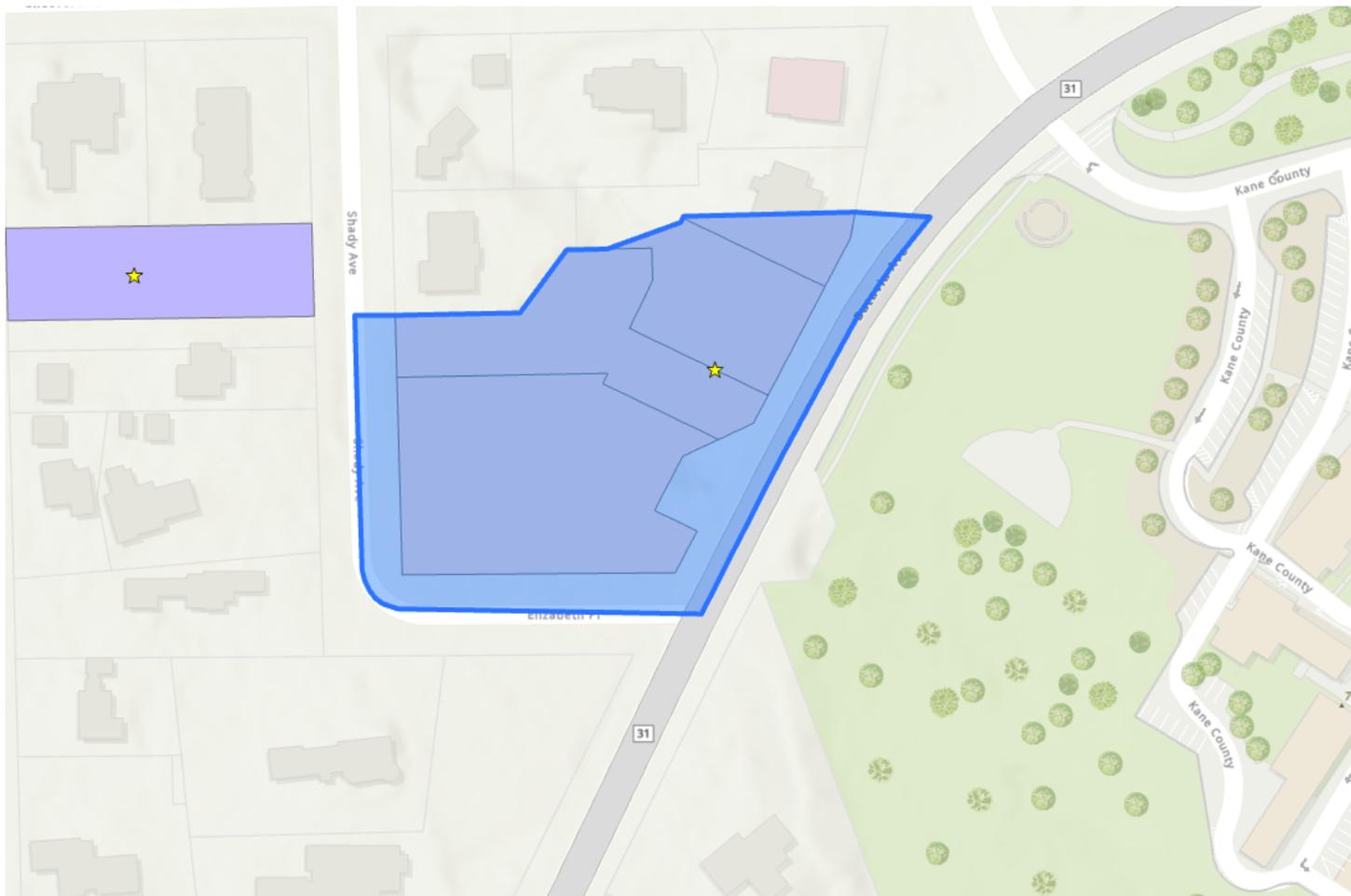
Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 8:26 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things

outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 7:57 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines you're speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, November 14, 2025 2:27 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

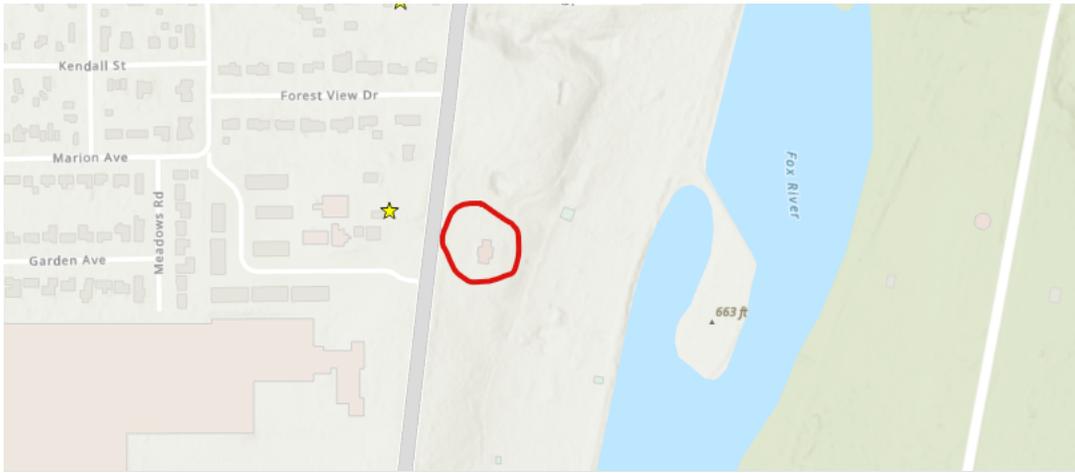
Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000 Xtn. 3405](tel:630.232.0000)
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, November 11, 2025 2:07 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 2:17 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 11:54 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

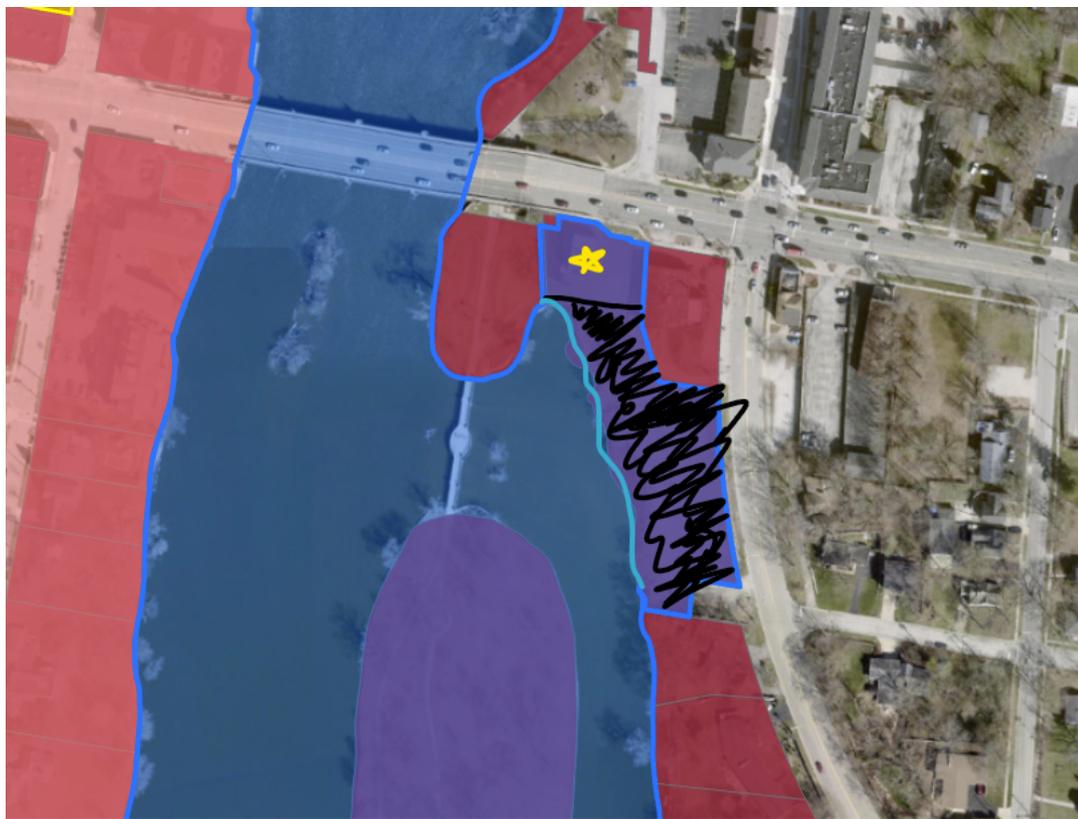
Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood

Preservation Planner

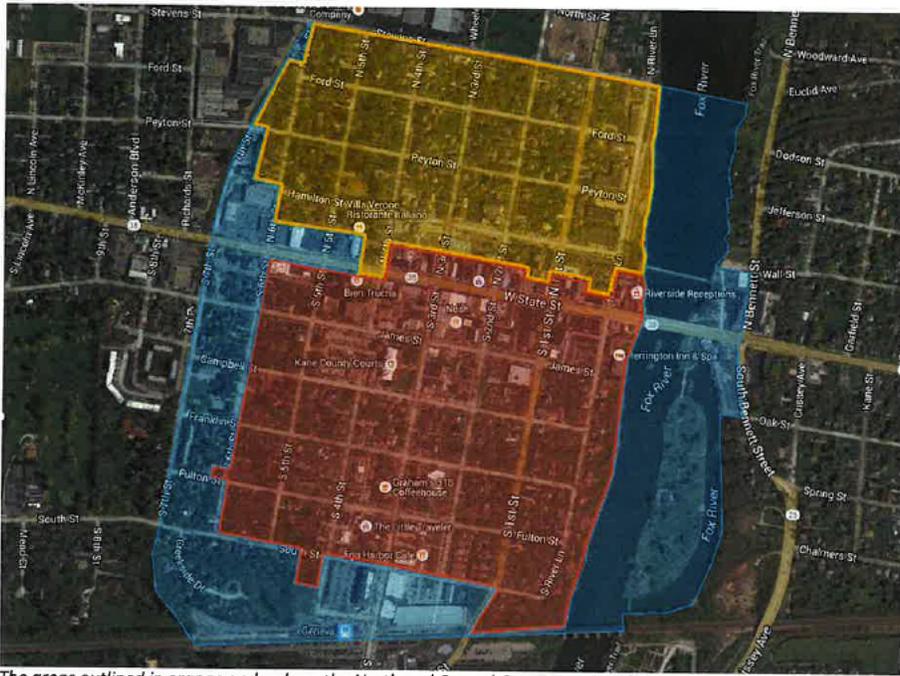
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

Thanks,

David

From: Stood, Emily
Sent: Tuesday, December 09, 2025 12:28:04 PM
To: Morser, Ian
Subject: RE: Historic District Survey - Interactive Map

It worked!! Thank you so much!

One last thing for today. When I was clicking around I noticed that the two lots I circled in the screenshot below got conjoined, probably when I had you adjust those boundaries. The eastern lot is actually Elizabeth_PI_316, and the western lot is Shady_Ave_716. Would it be possible to get those separated and then I can quickly add the Elizabeth Place info back in? Luckily it's only happening on the local layer.



Thank you again!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Tuesday, December 9, 2025 10:22 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

For some odd reason, the national parcel is not updating as it should normally. I've completed it another way by overwriting the web layer through ArcPro and it seems to work now!

Take a look when you can and let me know if something is off.

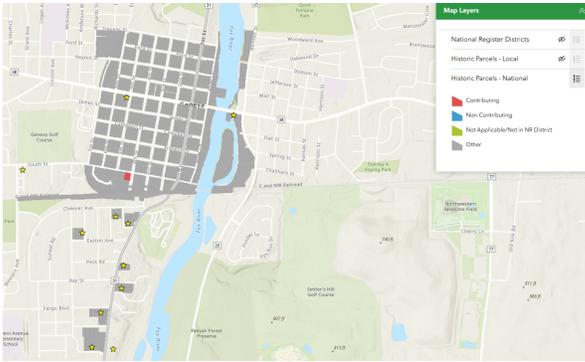
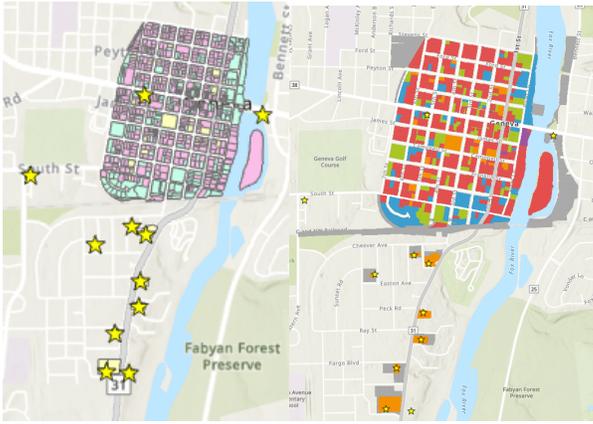
Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 9:38 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Ok weird! I've definitely been saving it there regularly and I hopped on yesterday to do it again just in case, but things still don't seem to be carrying over. I attached screenshots of the map on the web versus the app so you could see what I'm seeing (I turned the districts layer off so it was easier to see). It looks like specifically the Historic Parcels – National layer isn't updating. I included a screenshot of just that layer so you could see but it's basically just gray, lol.

I also noticed that the Riverbank Laboratories lots (the three down on the south) still aren't combined. If it's possible to get those combined on the national and local layers, that would be great too!



Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

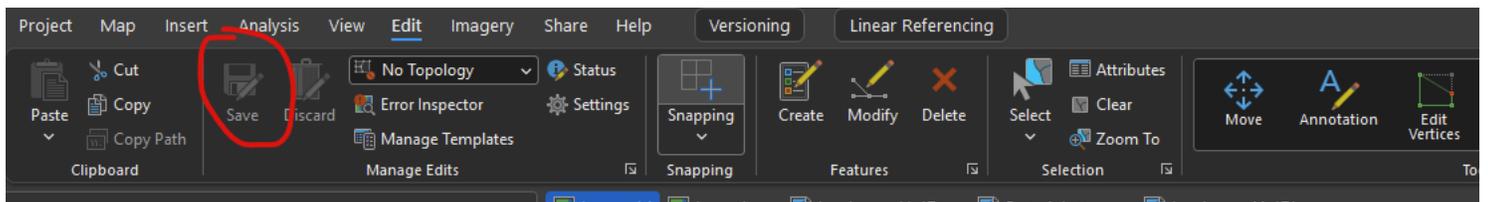
Sent: Friday, December 5, 2025 2:38 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Easy fix then! So what we do for this is go to the editing section and save our edits there. Since all the features are hosted individually and in one spot, making any changes will show on the web map! I saved it any way on the web browser version so now its last updated was today, but you should be good now.

Let me know if that works just to be sure!



Very Respectfully,

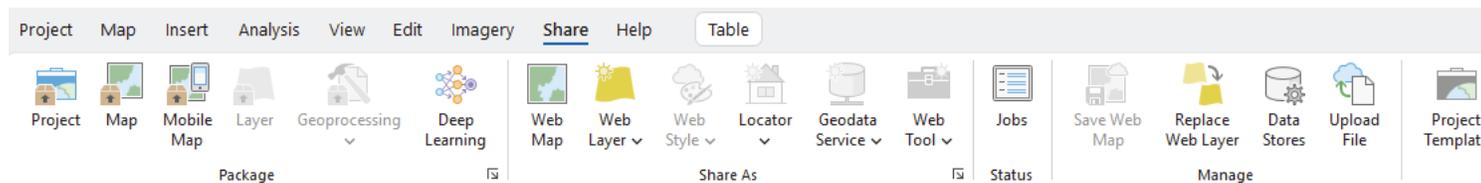
IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, December 5, 2025 2:34 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks! No worries on the time, we have plenty of details outside of the map to hash out in the meantime. I dropped in a screenshot of what my tool bar looks like. In the past when I've worked on maps I've been able to just hit "save web map," but in this case that's grayed out and isn't possible to click. It might just be that you can hit it and it'll refresh?



Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, December 5, 2025 1:33 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

IAN MORSER

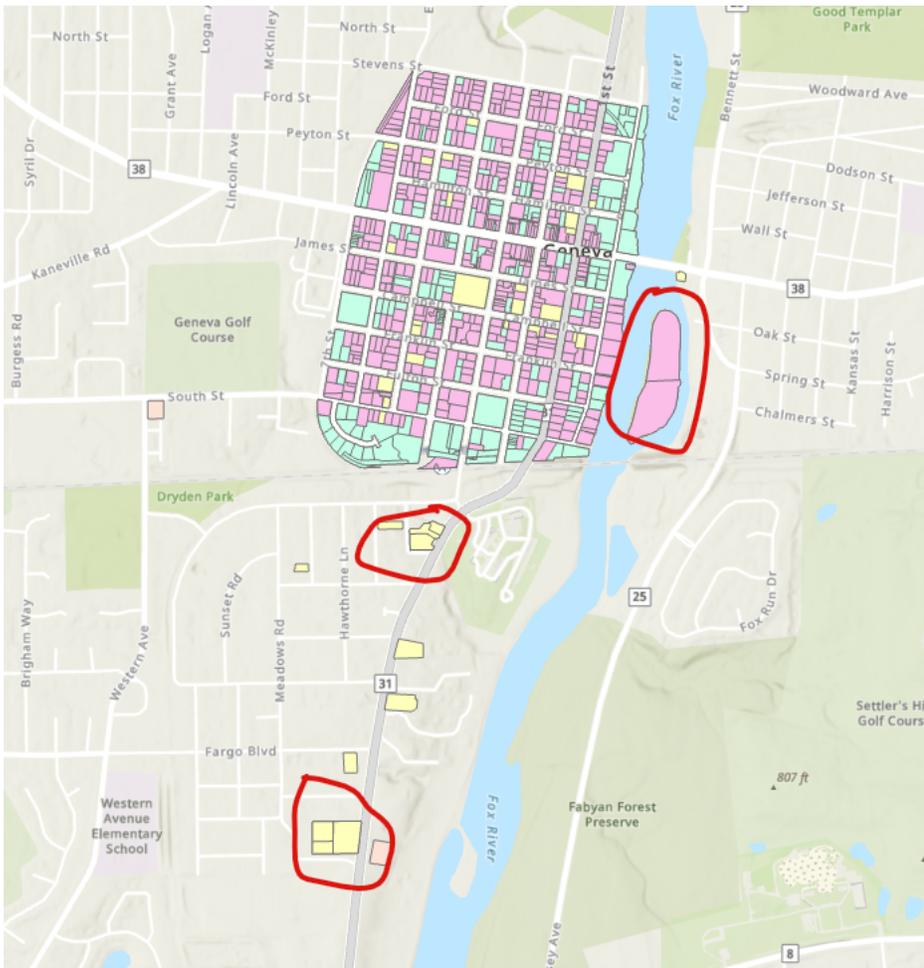
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 2, 2025 4:06 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

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estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, November 20, 2025 10:56 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Thursday, November 20, 2025 9:02 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and I'll add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

IAN MORSER

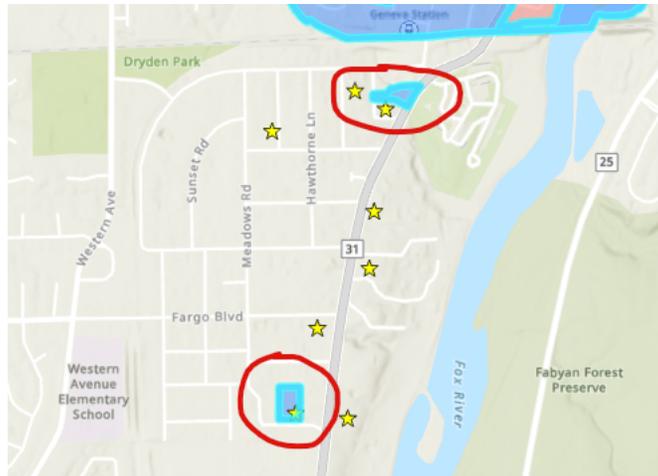
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, November 20, 2025 8:53 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure!

Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 9:05 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



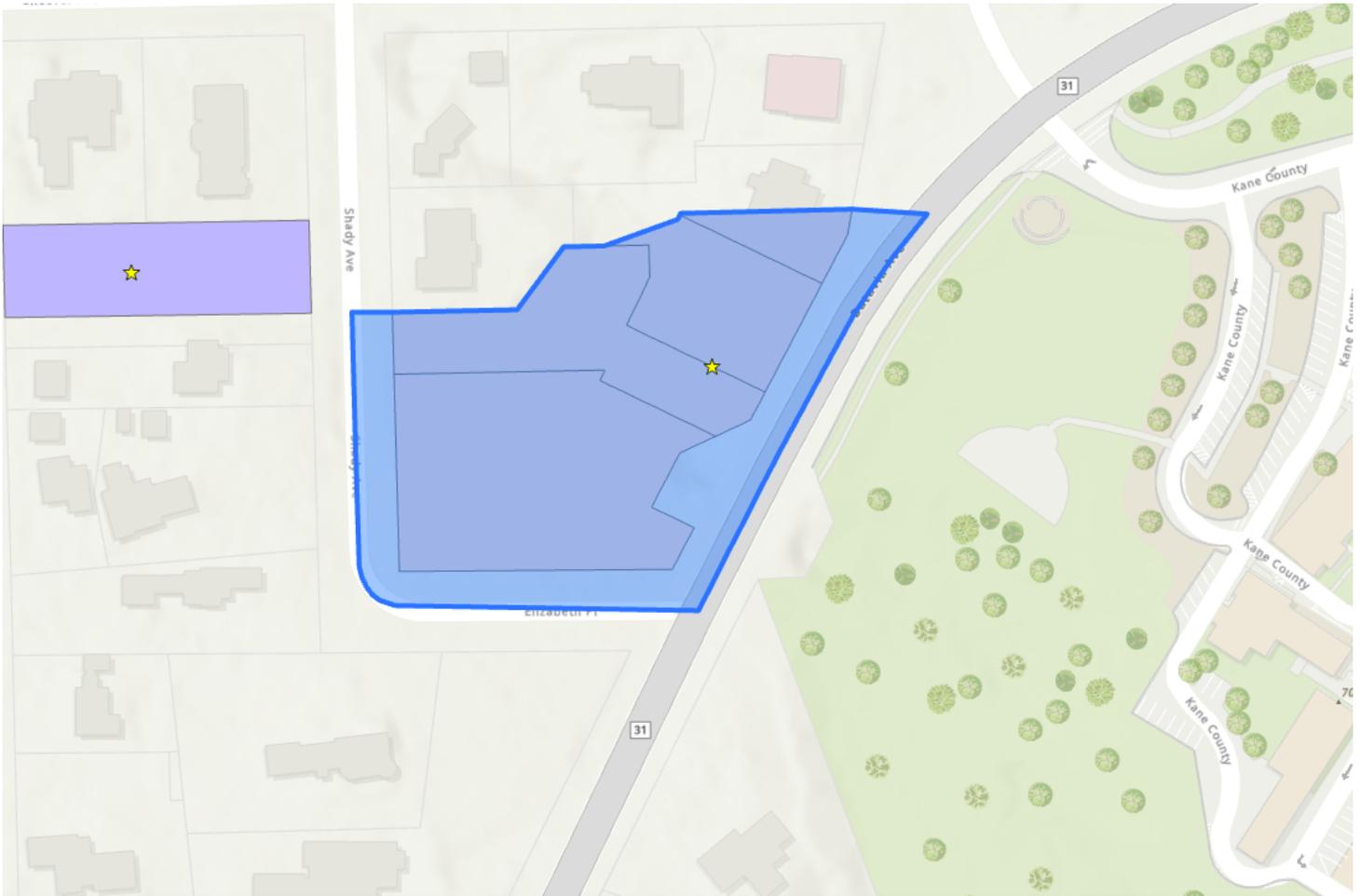
Emily Stood

Preservation Planner

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Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 8:26 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 7:57 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines your speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, November 14, 2025 2:27 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), 4310
estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000 Xtn. 3405](tel:630.232.0000)
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 11, 2025 2:07 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, October 31, 2025 2:17 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, October 31, 2025 11:54 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

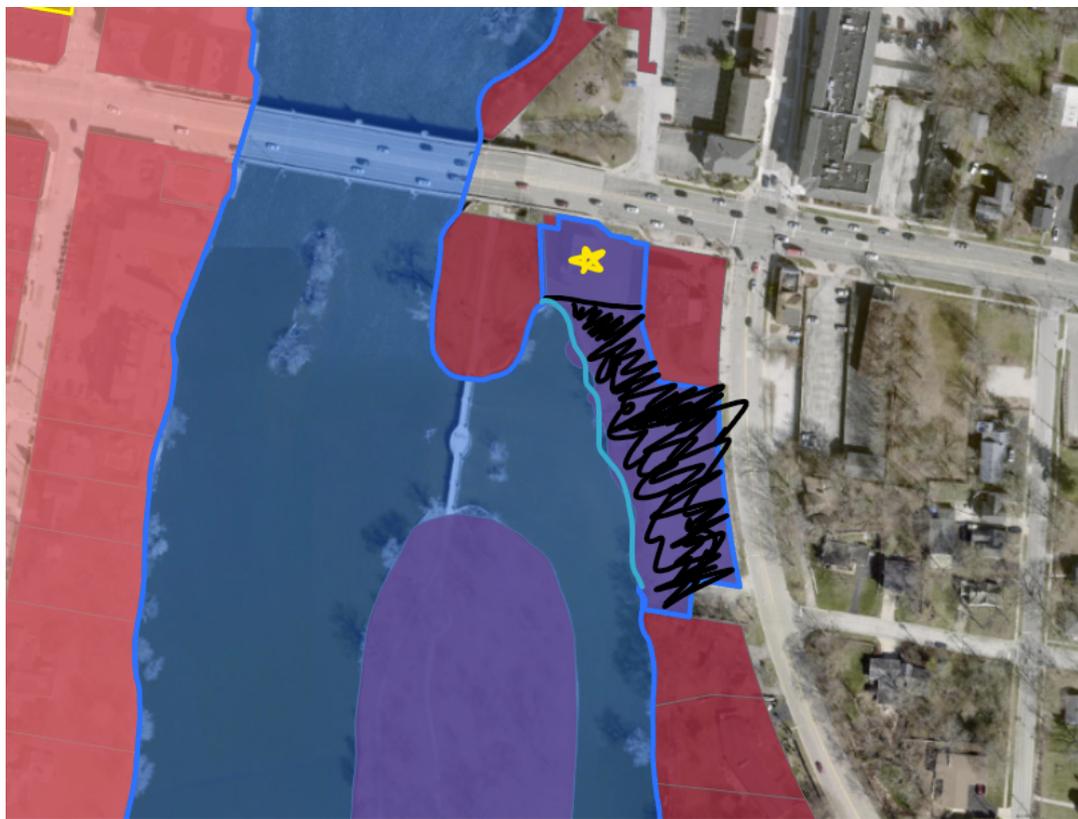
Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

Thanks,

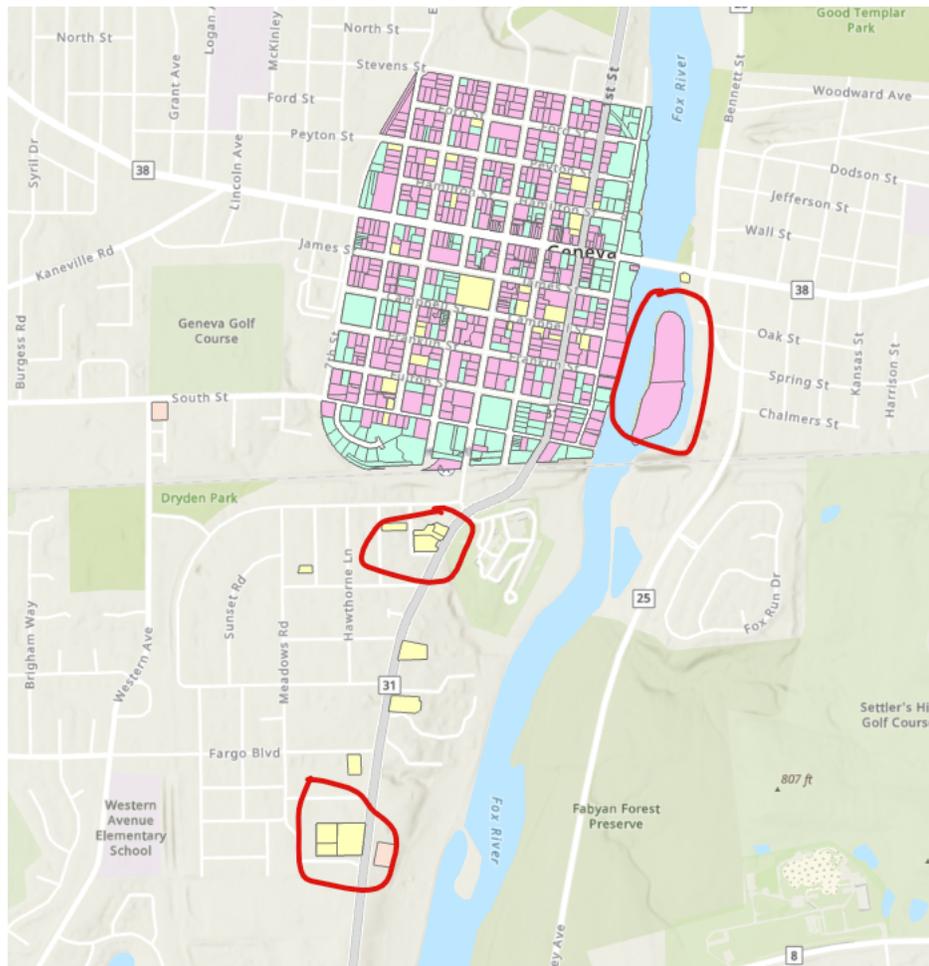
David

From: Stood, Emily
Sent: Tuesday, December 02, 2025 4:05:39 PM
To: Morser, Ian
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Thursday, November 20, 2025 10:56 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Thursday, November 20, 2025 9:02 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and I'll add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, November 20, 2025 8:53 AM

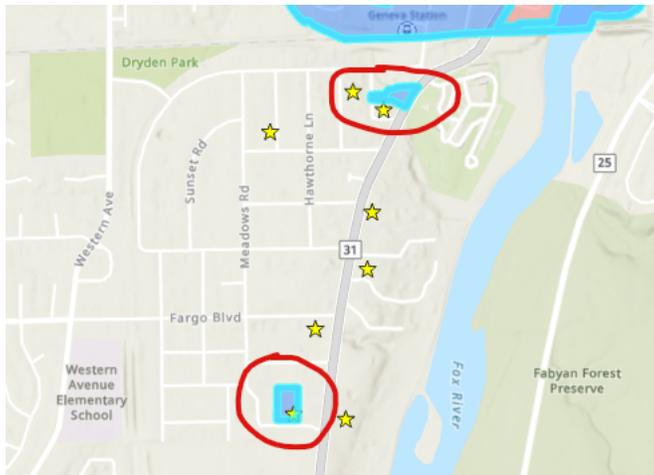
To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure!

Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 9:05 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



Emily Stood

Preservation Planner

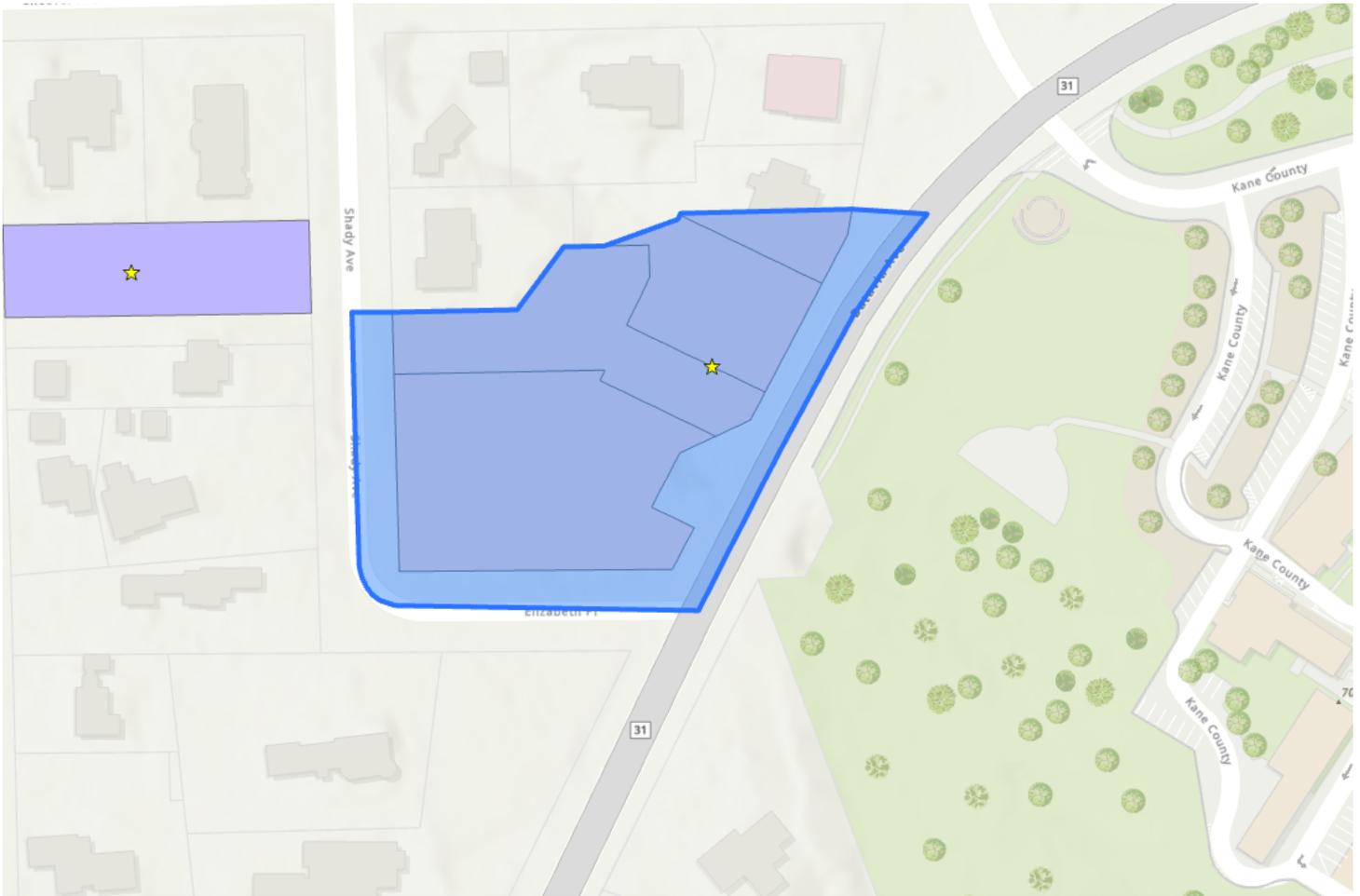
City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 8:26 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 7:57 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines your speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, November 14, 2025 2:27 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), 4310
estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000 Xtn. 3405](tel:630.232.0000)
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 11, 2025 2:07 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, October 31, 2025 2:17 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, October 31, 2025 11:54 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

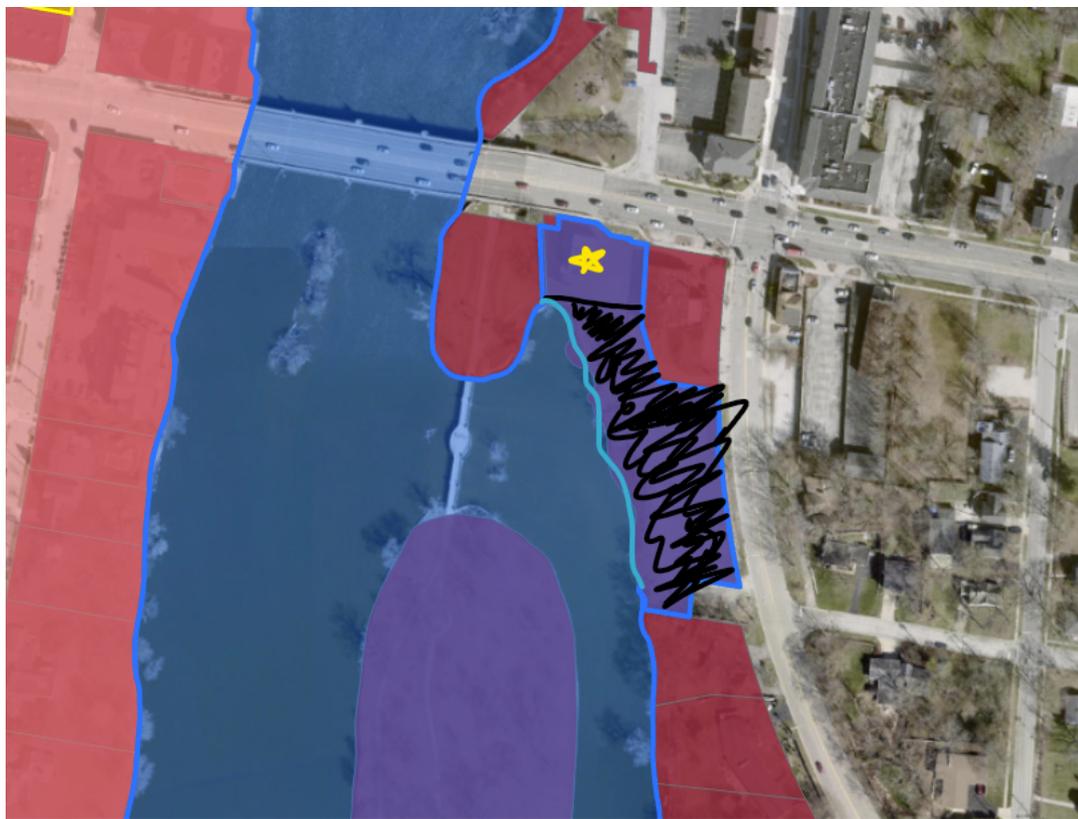
Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood

Preservation Planner

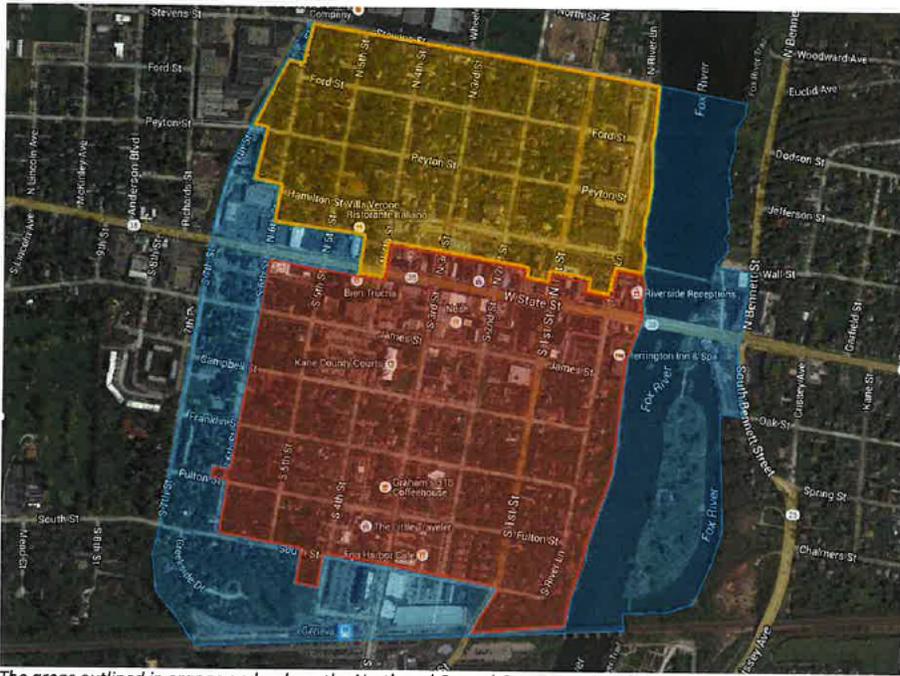
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
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1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

Thanks,

David

From: Stood, Emily

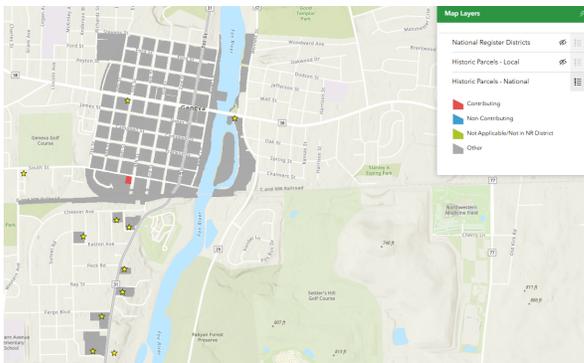
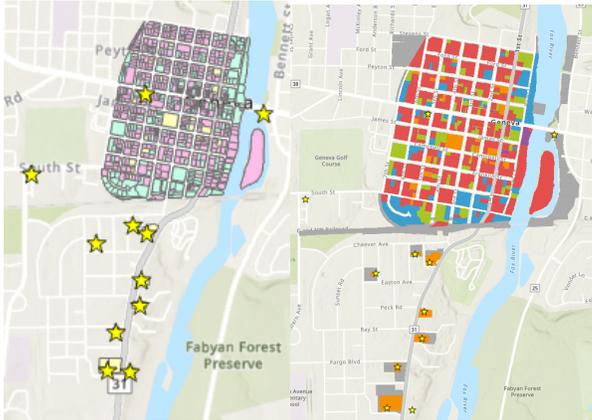
Sent: Tuesday, December 09, 2025 9:37:44 AM

To: Morser, Ian

Subject: RE: Historic District Survey - Interactive Map

Ok weird! I've definitely been saving it there regularly and I hopped on yesterday to do it again just in case, but things still don't seem to be carrying over. I attached screenshots of the map on the web versus the app so you could see what I'm seeing (I turned the districts layer off so it was easier to see). It looks like specifically the Historic Parcels – National layer isn't updating. I included a screenshot of just that layer so you could see but it's basically just gray, lol.

I also noticed that the Riverbank Laboratories lots (the three down on the south) still aren't combined. If it's possible to get those combined on the national and local layers, that would be great too!



Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

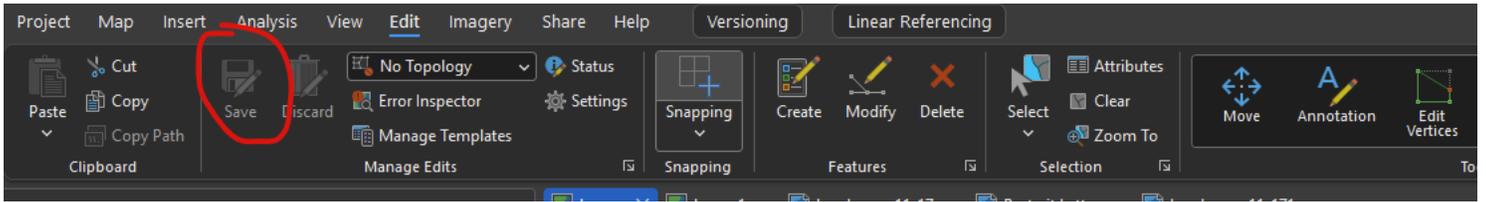
Sent: Friday, December 5, 2025 2:38 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Easy fix then! So what we do for this is go to the editing section and save our edits there. Since all the features are hosted individually and in one spot, making any changes will show on the web map! I saved it anyway on the web browser version so now its last updated was today, but you should be good now.

Let me know if that works just to be sure!



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

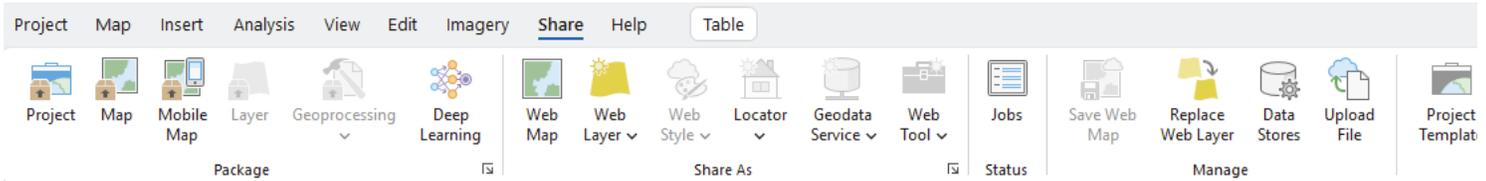
Sent: Friday, December 5, 2025 2:34 PM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks! No worries on the time, we have plenty of details outside of the map to hash out in the meantime. I dropped in a screenshot of what my tool bar looks like. In the past when I've worked on maps I've been able to just hit "save web map," but in this case that's grayed out and isn't possible to click. It might just be that you can hit it and it'll refresh?



Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

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Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Morser, Ian <jmorser@geneva.il.us>

Sent: Friday, December 5, 2025 1:33 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

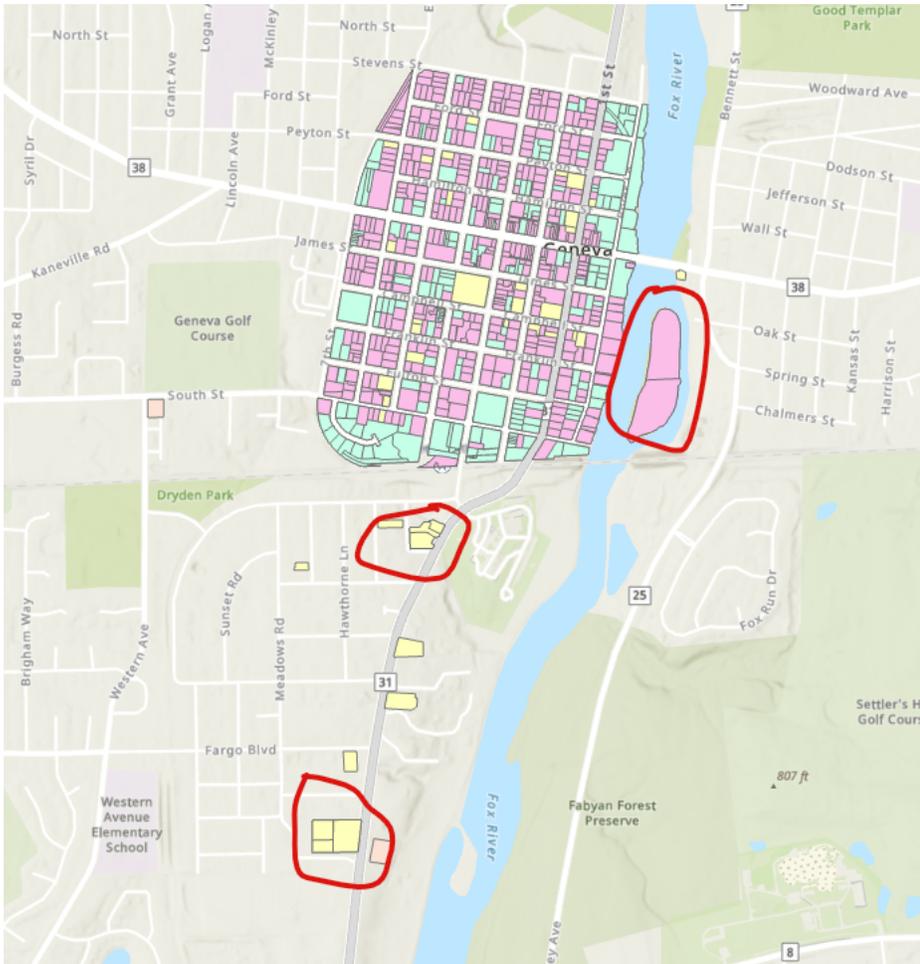
IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 2, 2025 4:06 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?
We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Stood, Emily
Sent: Thursday, November 20, 2025 10:56 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Thursday, November 20, 2025 9:02 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and ill add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

IAN MORSER

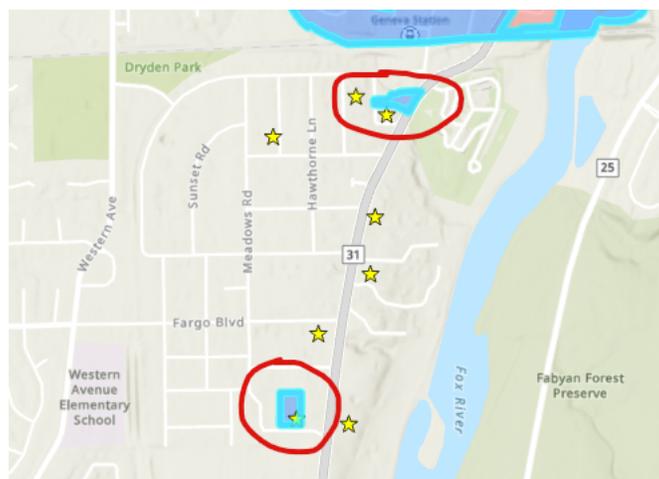
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, November 20, 2025 8:53 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure!

Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 9:05 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



Emily Stood

Preservation Planner

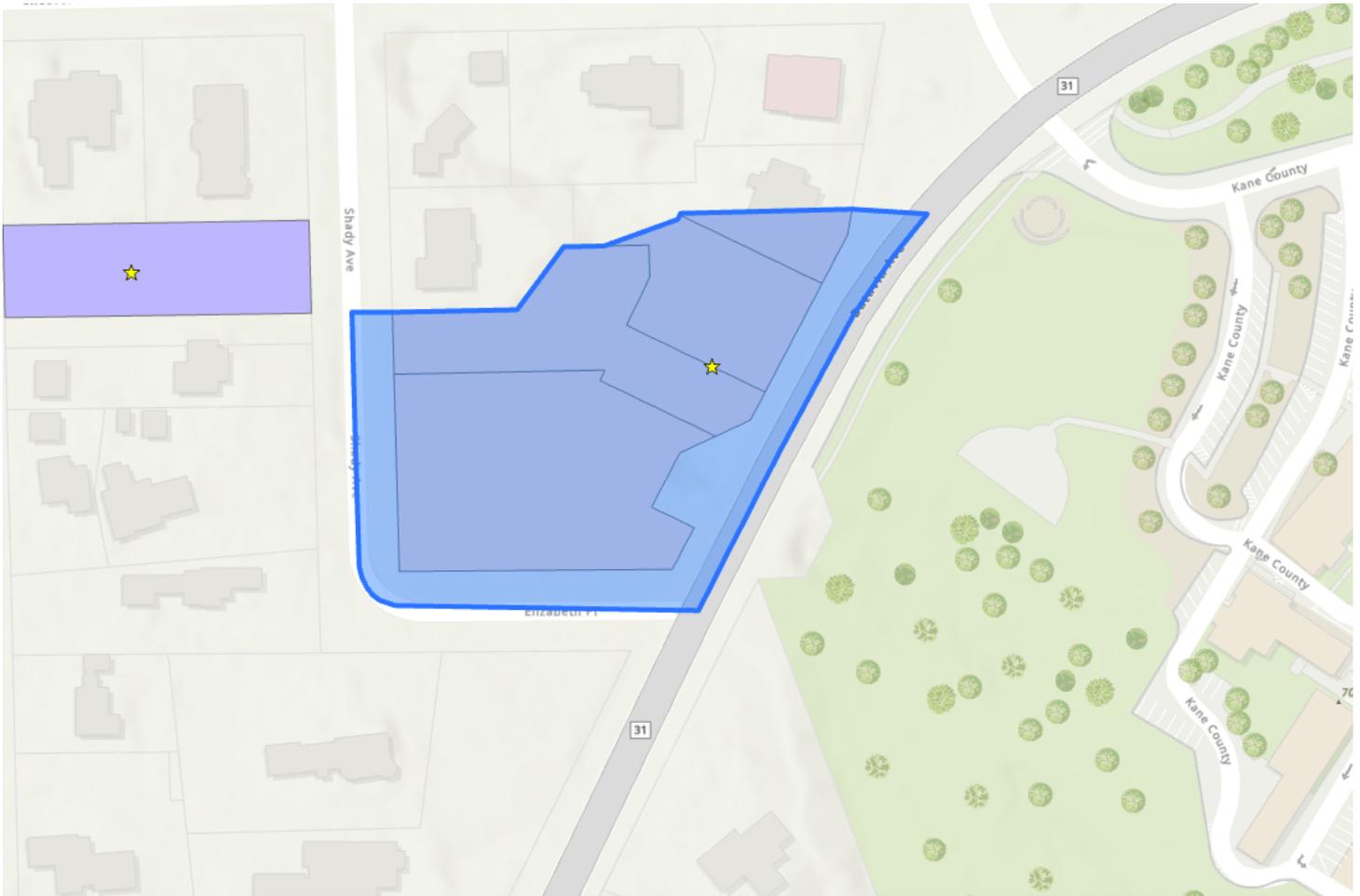
City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 8:26 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 7:57 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines your speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, November 14, 2025 2:27 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

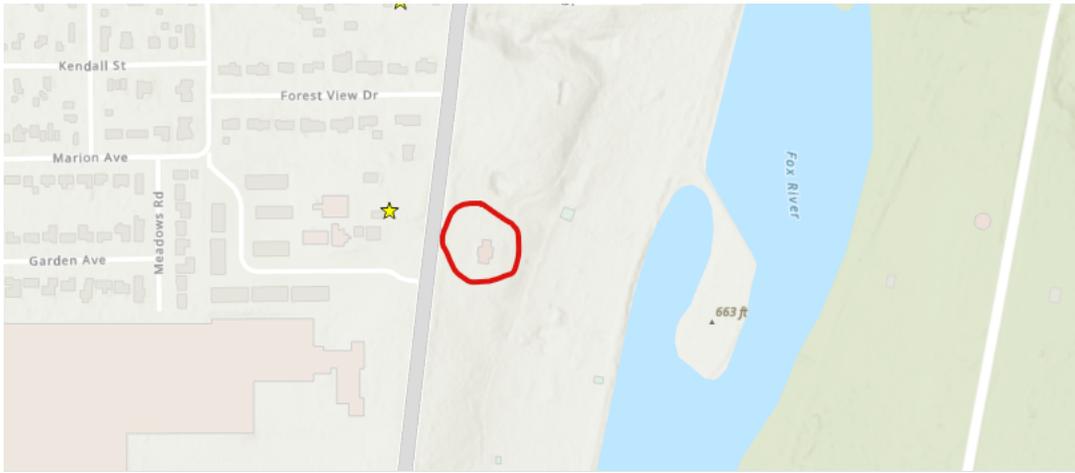
- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), 4310
estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000 Xtn. 3405](tel:630.232.0000)
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 11, 2025 2:07 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, October 31, 2025 2:17 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, October 31, 2025 11:54 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood

Preservation Planner

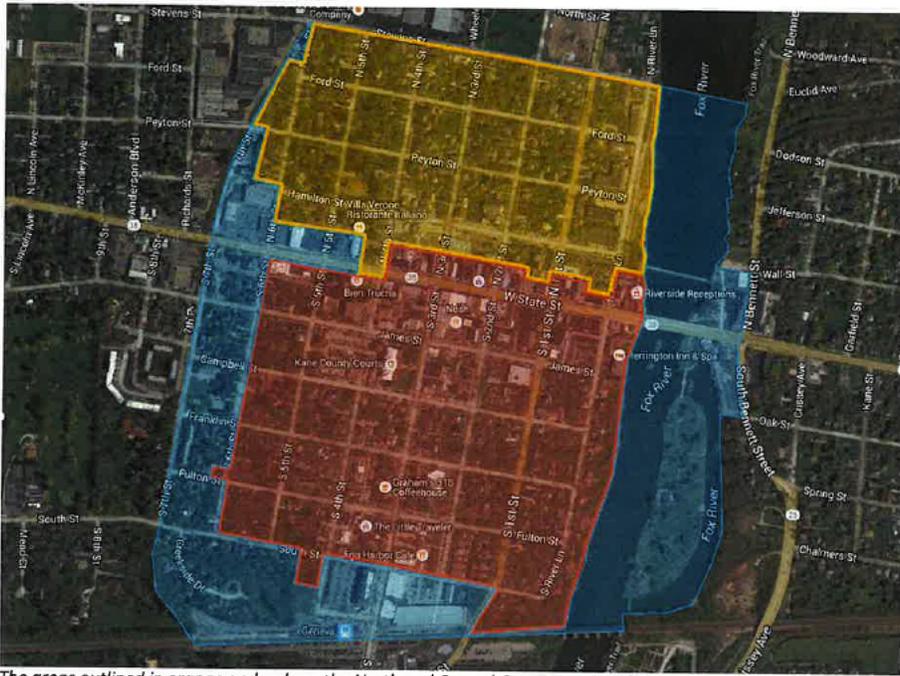
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

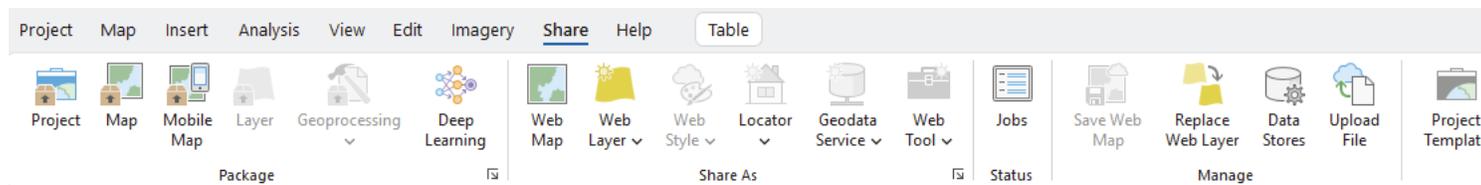
Thanks,

David

From: Stood, Emily
Sent: Friday, December 05, 2025 2:34:06 PM
To: Morser, Ian
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks! No worries on the time, we have plenty of details outside of the map to hash out in the meantime. I dropped in a screenshot of what my tool bar looks like. In the past when I've worked on maps I've been able to just hit "save web map," but in this case that's grayed out and isn't possible to click. It might just be that you can hit it and it'll refresh?



Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, December 5, 2025 1:33 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, December 2, 2025 4:06 PM

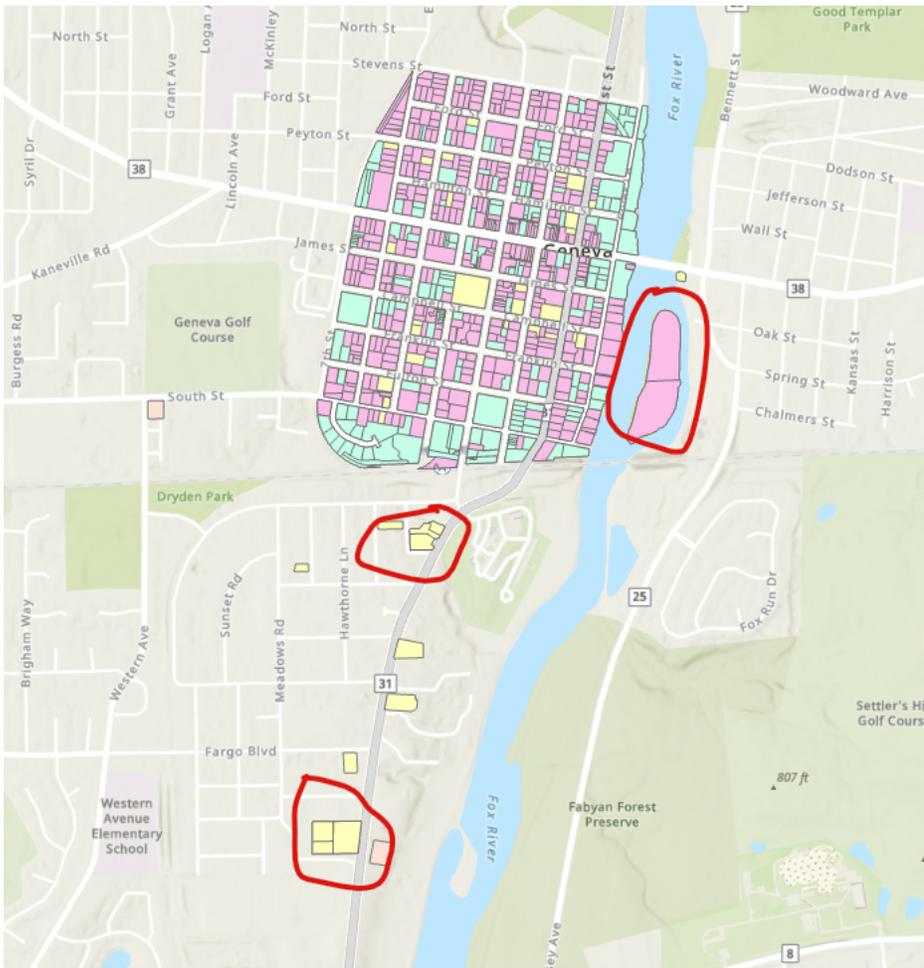
To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

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estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, November 20, 2025 10:56 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

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estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Thursday, November 20, 2025 9:02 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and I'll add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

IAN MORSER

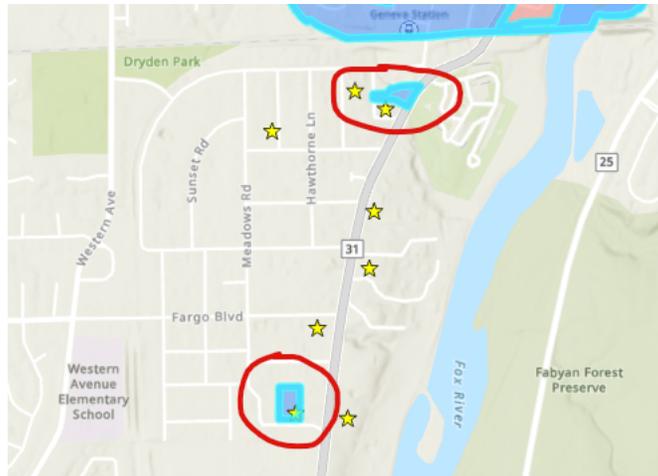
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, November 20, 2025 8:53 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure!

Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 9:05 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



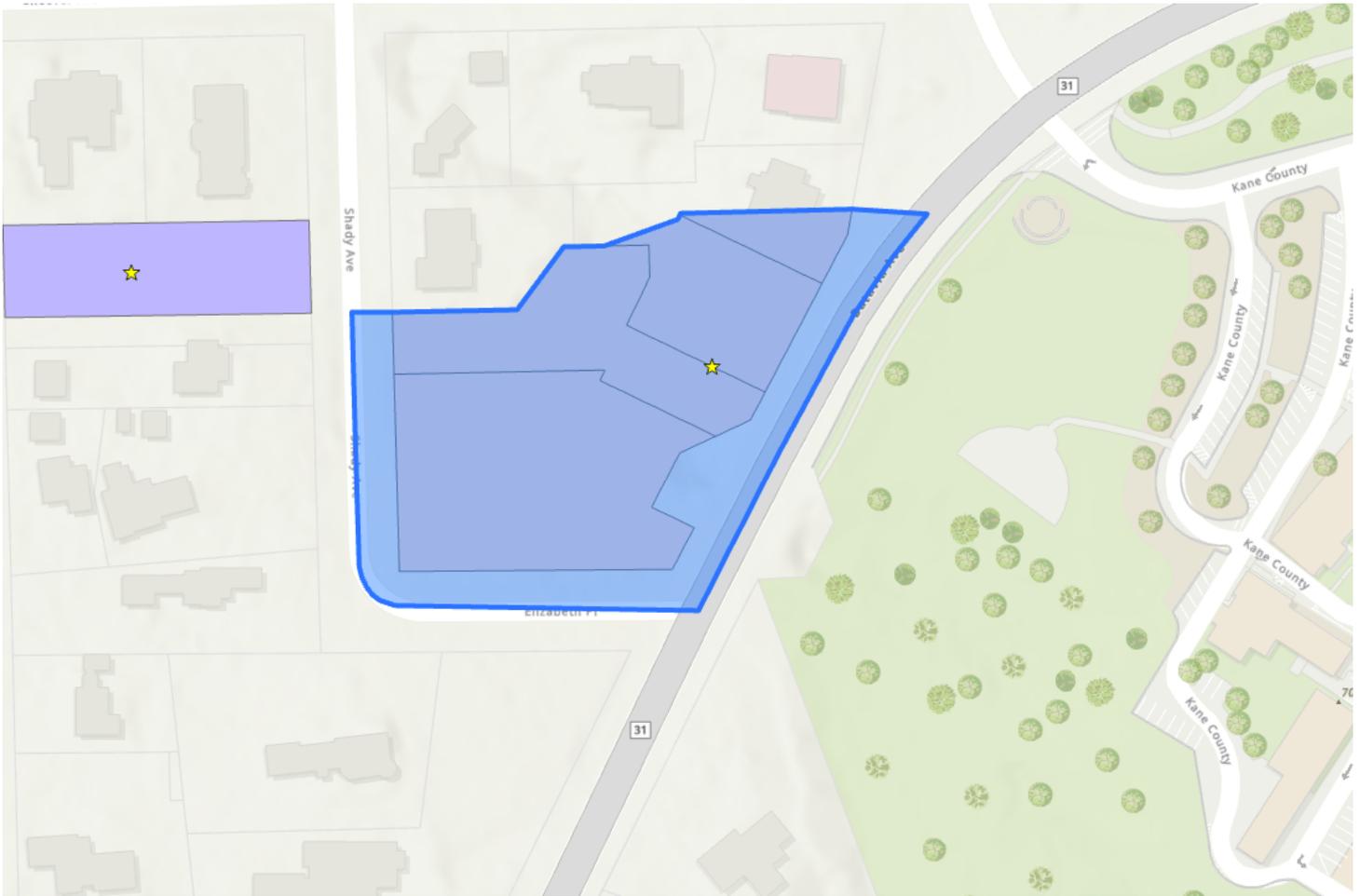
Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 8:26 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 7:57 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines your speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, November 14, 2025 2:27 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), 4310
estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000 Xtn. 3405](tel:630.232.0000)
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 11, 2025 2:07 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, October 31, 2025 2:17 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, October 31, 2025 11:54 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

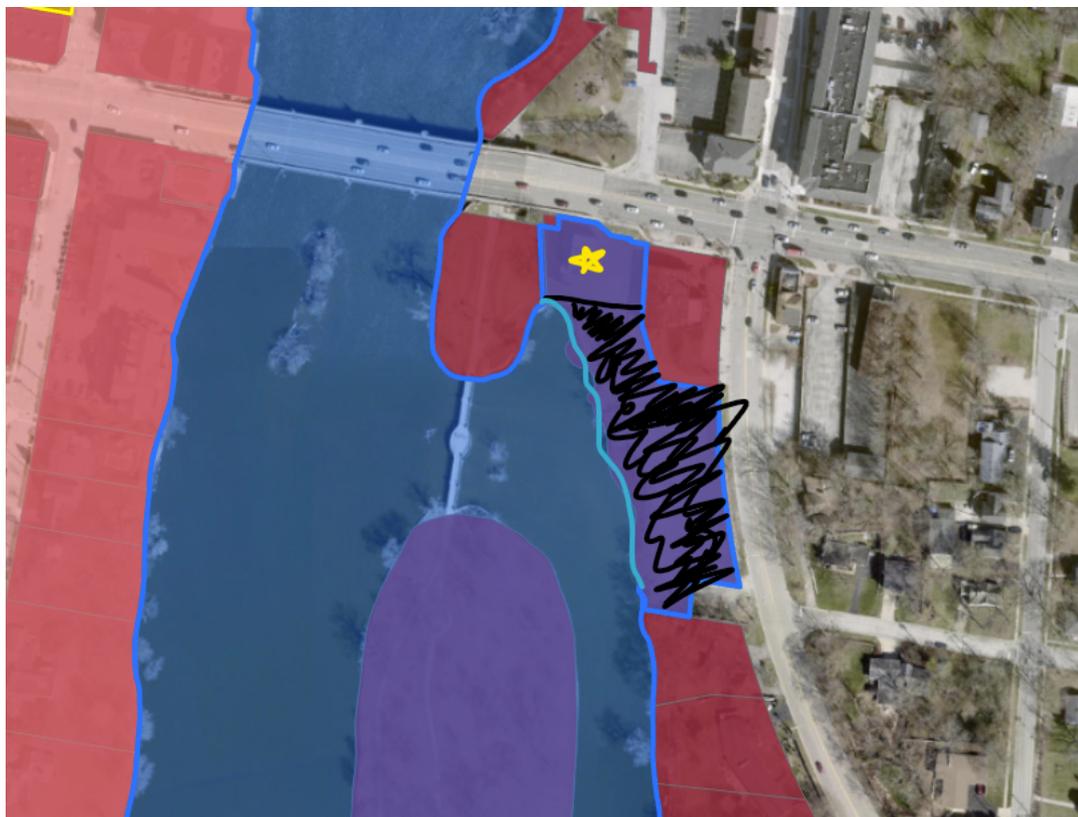
Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood

Preservation Planner

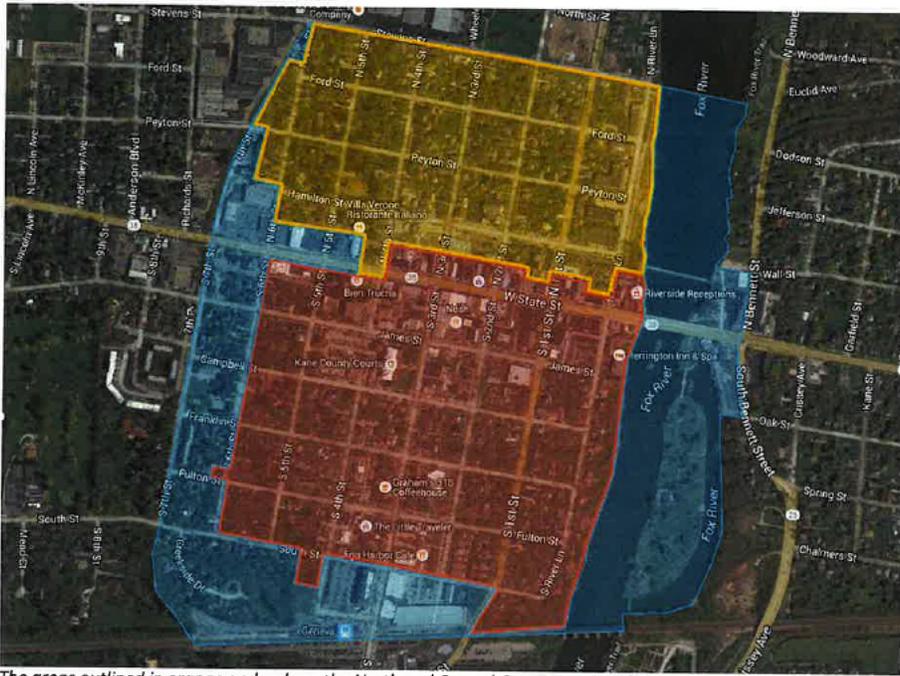
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

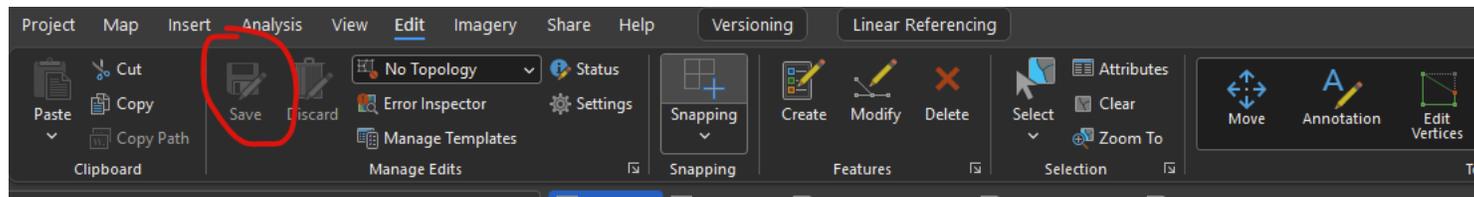
Thanks,

David

From: Morser, Ian
Sent: Friday, December 05, 2025 2:37:57 PM
To: Stood, Emily
Subject: RE: Historic District Survey - Interactive Map

Easy fix then! So what we do for this is go to the editing section and save our edits there. Since all the features are hosted individually and in one spot, making any changes will show on the web map! I saved it any way on the web browser version so now its last updated was today, but you should be good now.

Let me know if that works just to be sure!



Very Respectfully,

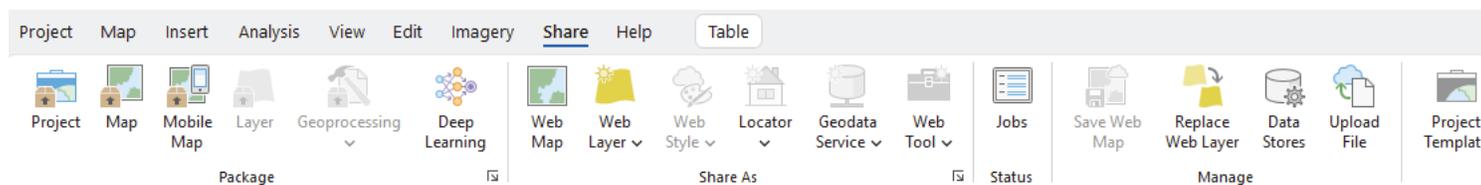
IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, December 5, 2025 2:34 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks! No worries on the time, we have plenty of details outside of the map to hash out in the meantime. I dropped in a screenshot of what my tool bar looks like. In the past when I've worked on maps I've been able to just hit "save web map," but in this case that's grayed out and isn't possible to click. It might just be that you can hit it and it'll refresh?



Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, December 5, 2025 1:33 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, December 2, 2025 4:06 PM

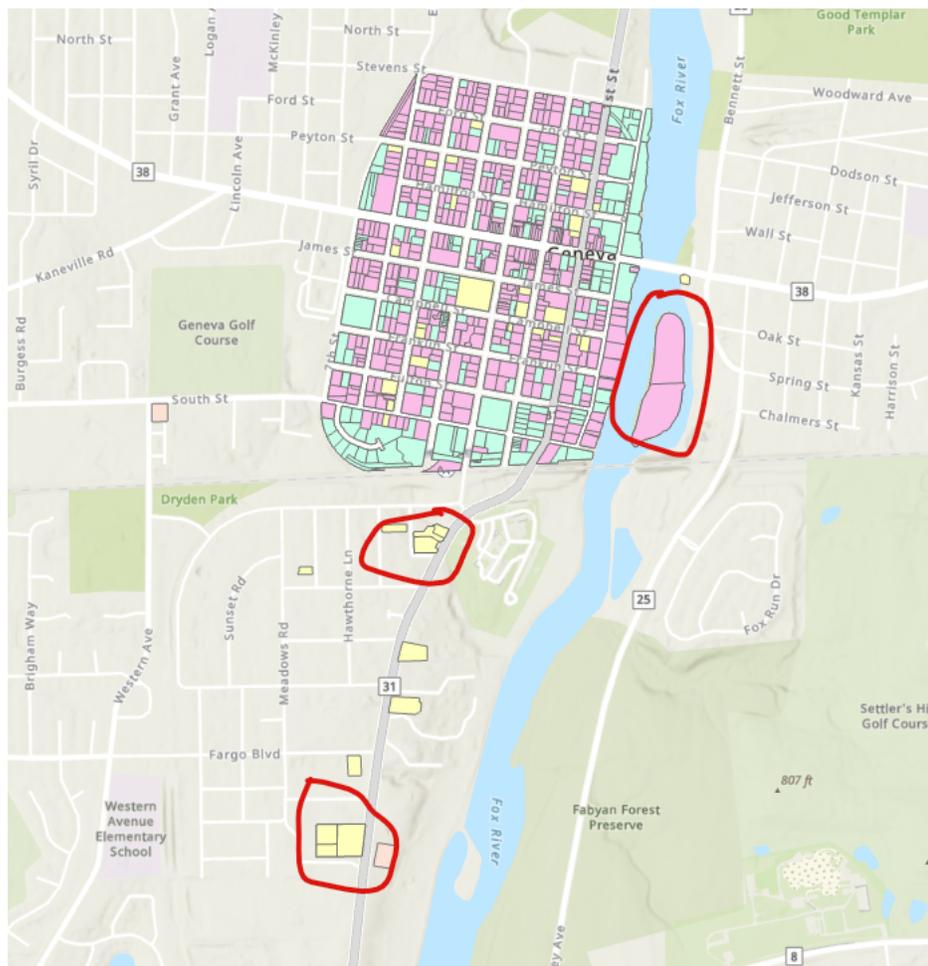
To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Thursday, November 20, 2025 10:56 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Thursday, November 20, 2025 9:02 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and I'll add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

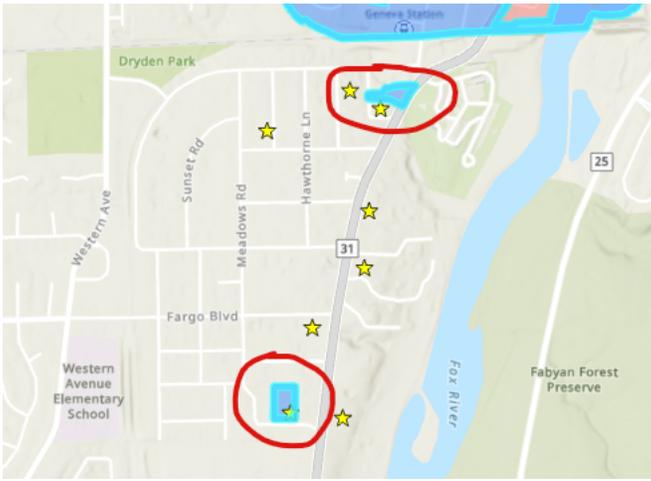
IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, November 20, 2025 8:53 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure! Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 9:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 9:05 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



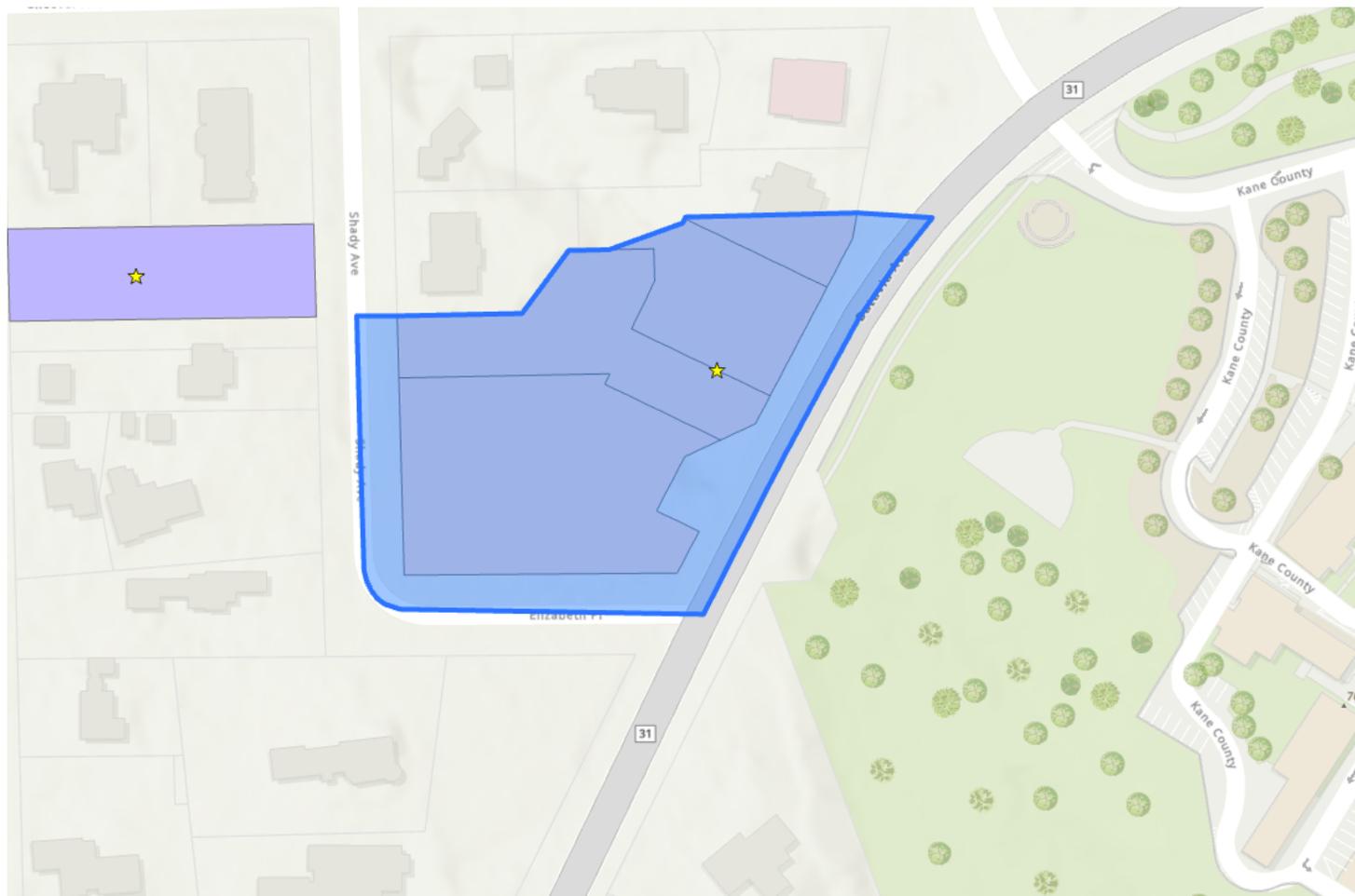
Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 8:26 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things

outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 7:57 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines you're speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, November 14, 2025 2:27 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: 630.232.0000 Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, November 11, 2025 2:07 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000. 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 2:17 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 11:54 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

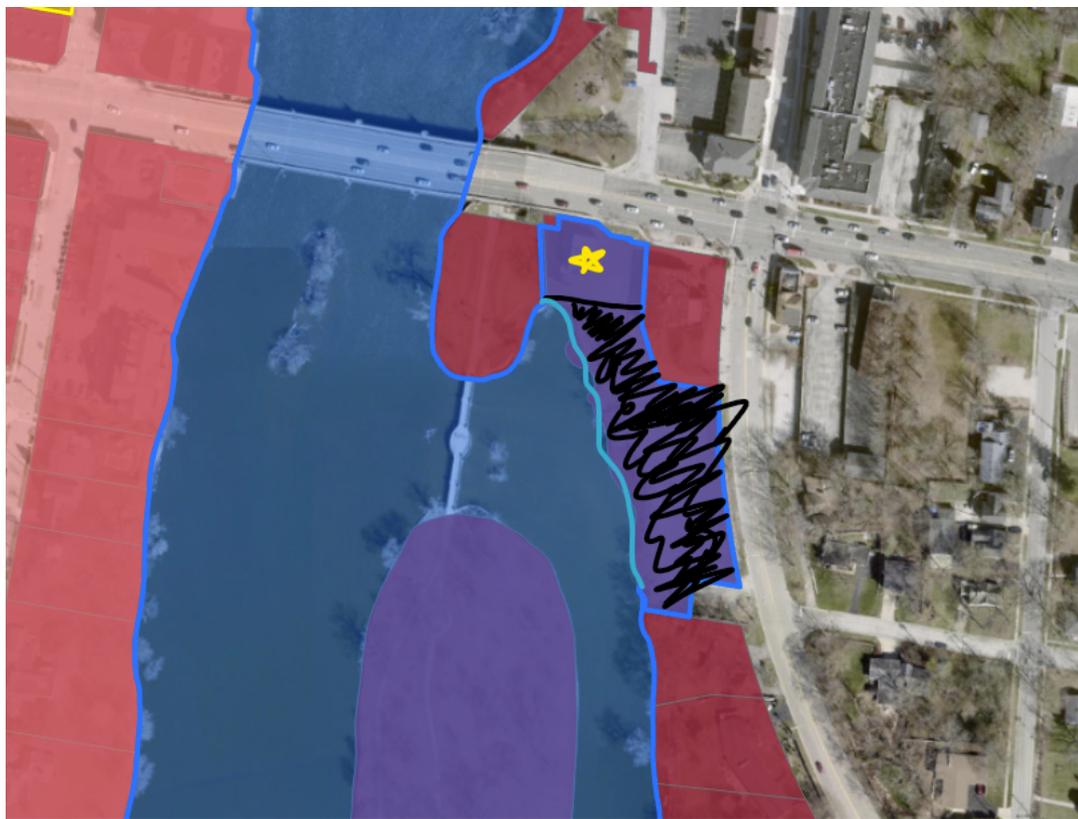
Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood
Preservation Planner

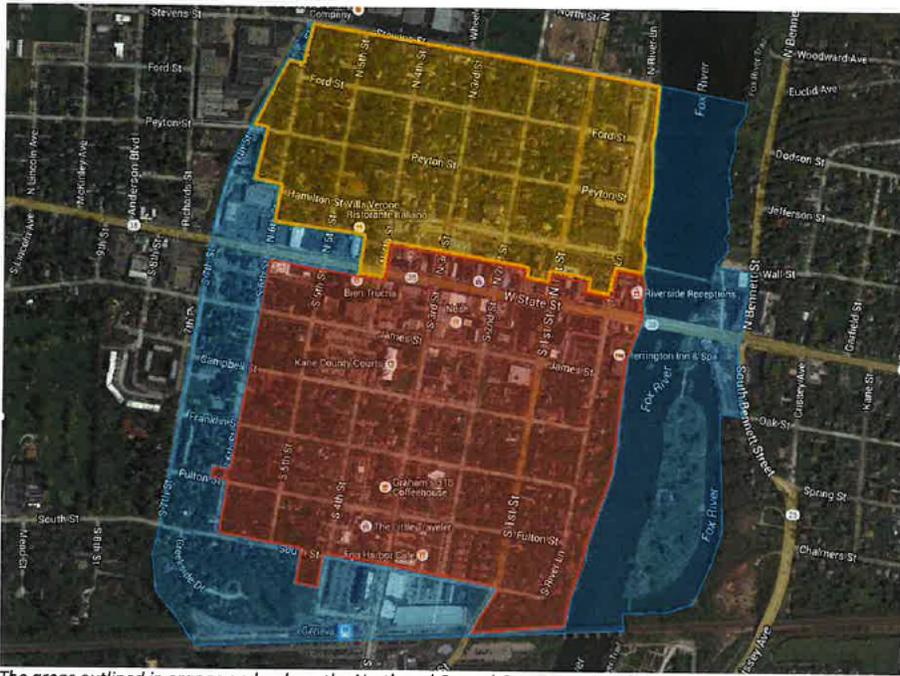
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

Thanks,

David

From: Morser, Ian
Sent: Tuesday, December 09, 2025 10:21:45 AM
To: Stood, Emily
Subject: RE: Historic District Survey - Interactive Map

For some odd reason, the national parcel is not updating as it should normally. I've completed it another way by overwriting the web layer through ArcPro and it seems to work now!

Take a look when you can and let me know if something is off.

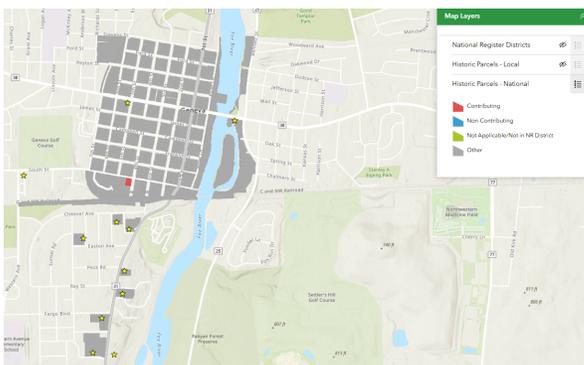
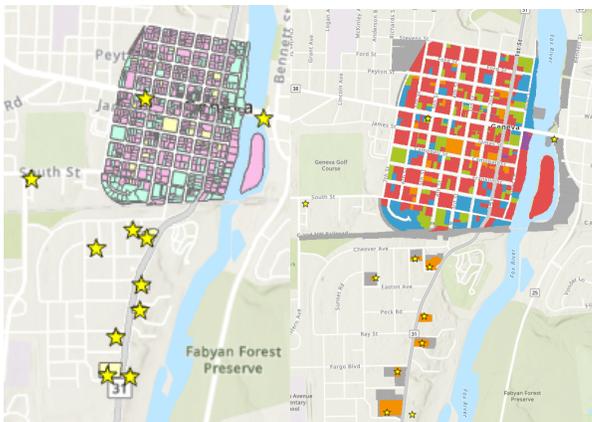
Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 9:38 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Ok weird! I've definitely been saving it there regularly and I hopped on yesterday to do it again just in case, but things still don't seem to be carrying over. I attached screenshots of the map on the web versus the app so you could see what I'm seeing (I turned the districts layer off so it was easier to see). It looks like specifically the Historic Parcels – National layer isn't updating. I included a screenshot of just that layer so you could see but it's basically just gray, lol.

I also noticed that the Riverbank Laboratories lots (the three down on the south) still aren't combined. If it's possible to get those combined on the national and local layers, that would be great too!



Thank you again!

Emily Stood
Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

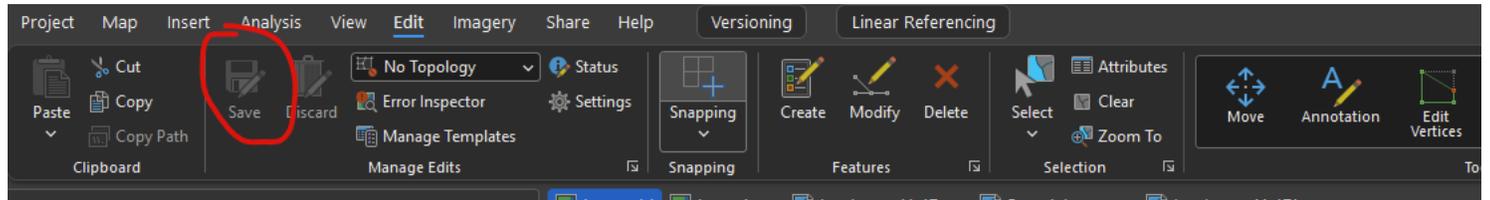
Sent: Friday, December 5, 2025 2:38 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Easy fix then! So what we do for this is go to the editing section and save our edits there. Since all the features are hosted individually and in one spot, making any changes will show on the web map! I saved it any way on the web browser version so now its last updated was today, but you should be good now.

Let me know if that works just to be sure!



Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

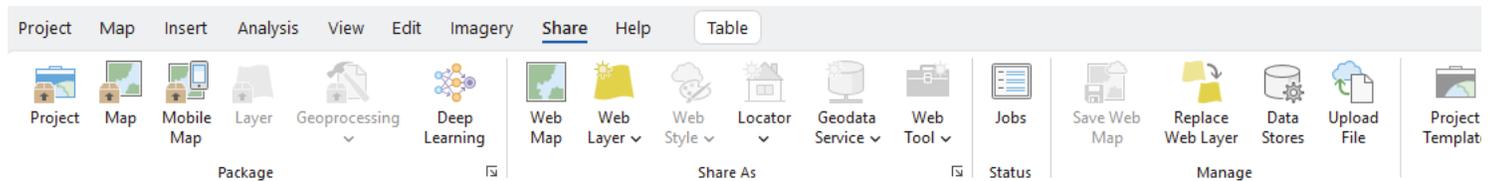
Sent: Friday, December 5, 2025 2:34 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks! No worries on the time, we have plenty of details outside of the map to hash out in the meantime. I dropped in a screenshot of what my tool bar looks like. In the past when I've worked on maps I've been able to just hit "save web map," but in this case that's grayed out and isn't possible to click. It might just be that you can hit it and it'll refresh?



Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, December 5, 2025 1:33 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, December 2, 2025 4:06 PM

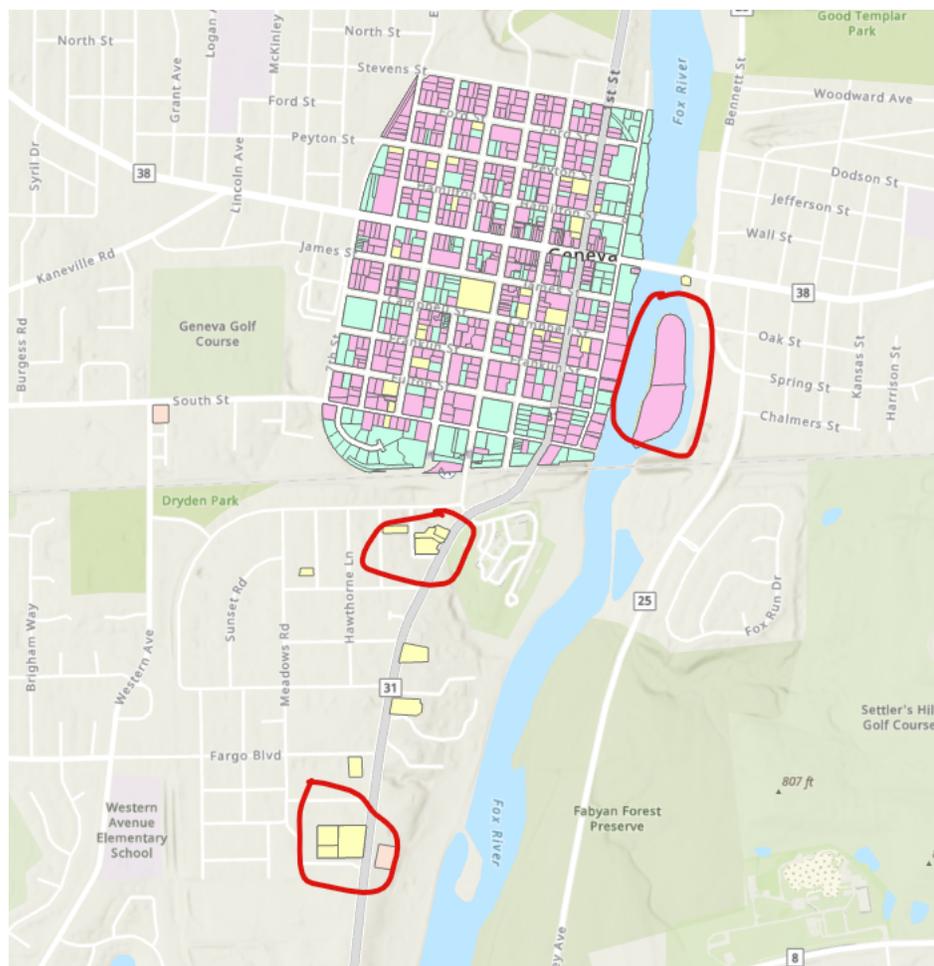
To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Thursday, November 20, 2025 10:56 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Thursday, November 20, 2025 9:02 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and I'll add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

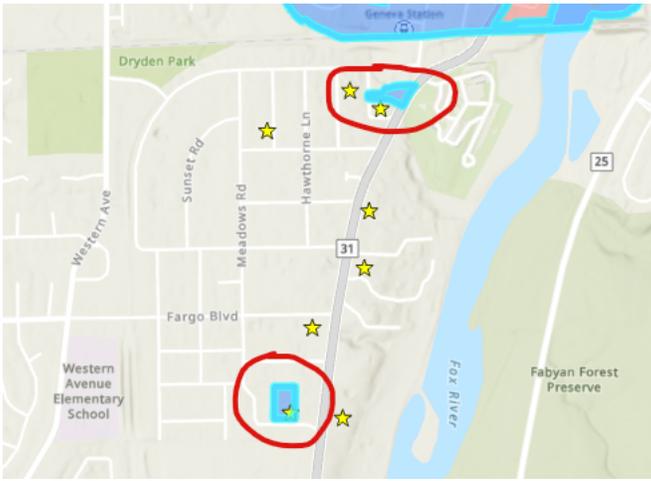
IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, November 20, 2025 8:53 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure! Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 9:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 9:05 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



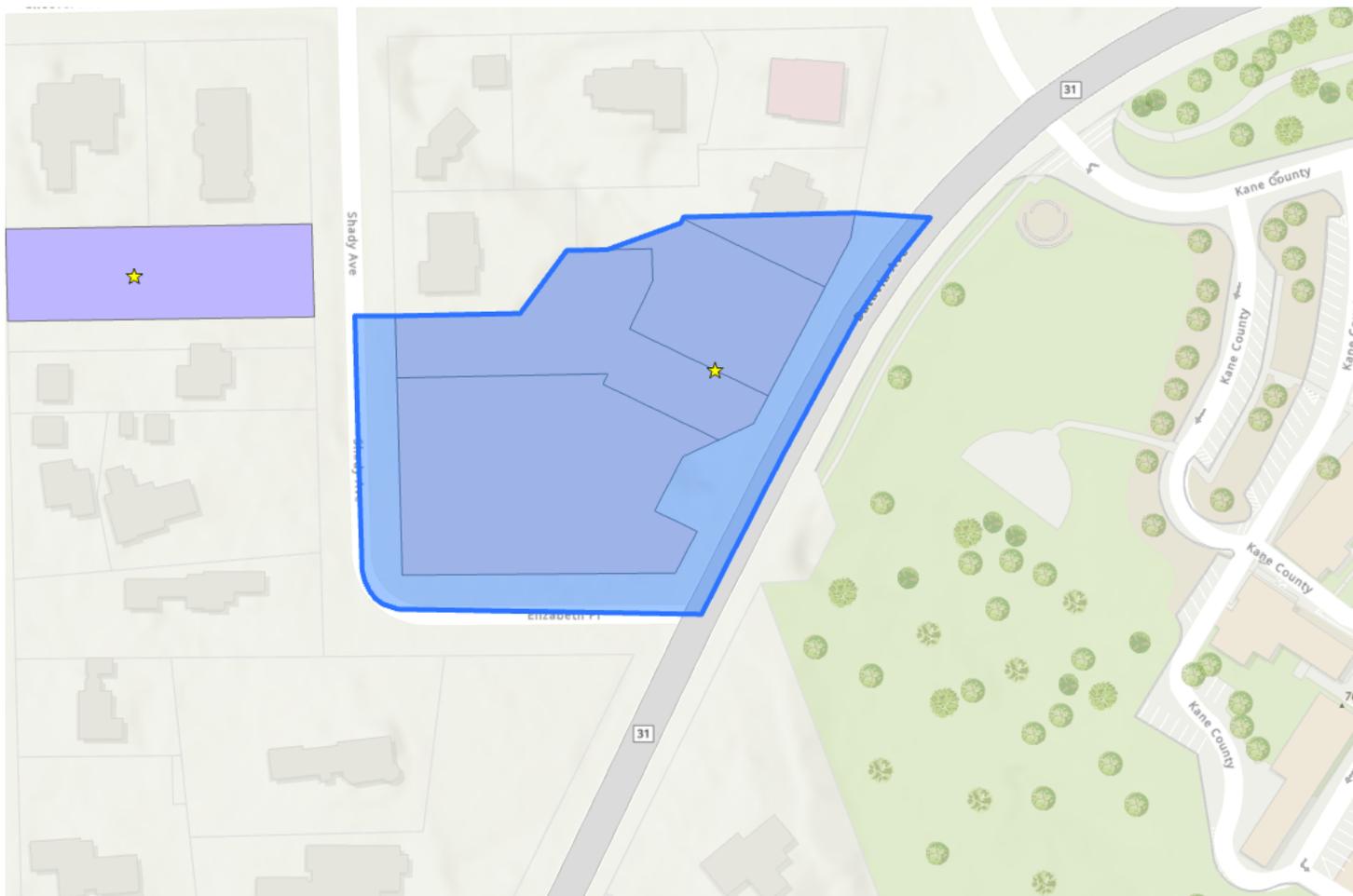
Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 8:26 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things

outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 7:57 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines you're speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, November 14, 2025 2:27 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: 630.232.0000 Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, November 11, 2025 2:07 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000. 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 2:17 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 11:54 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

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estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

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estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

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Community Development Department

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood
Preservation Planner

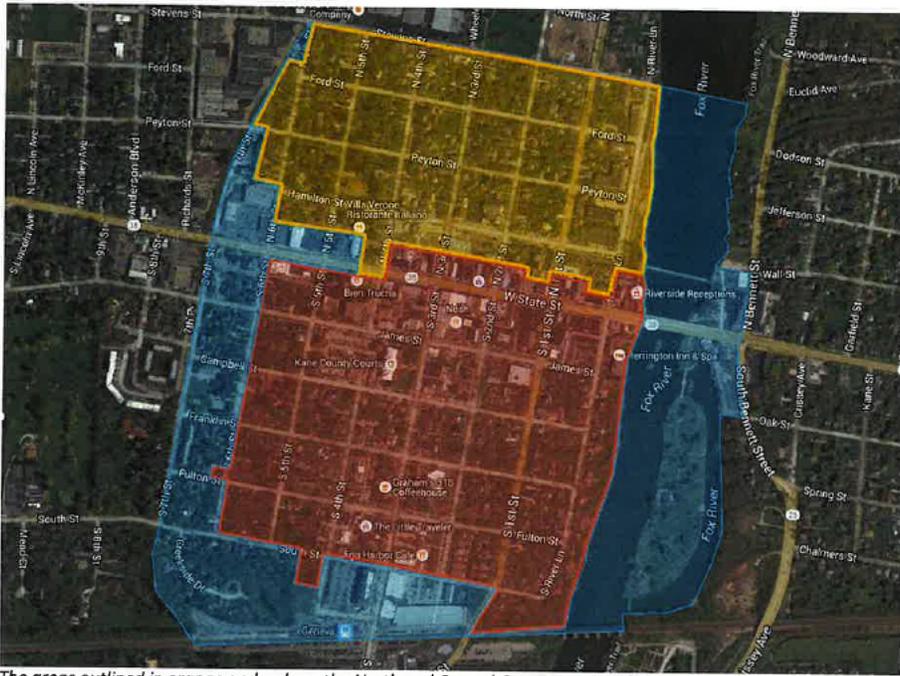
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

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Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

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estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

Thanks,

David

From: Morser, Ian
Sent: Tuesday, December 09, 2025 2:45:55 PM
To: Stood, Emily
Subject: RE: Historic District Survey - Interactive Map

No problem! I got them both split up for you now. Only issue is that you'll have to re-fill in the information but other than that it should be good!

Very Respectfully,

IAN MORSER
GIS TECHNICIAN
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Department of Public Works
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1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 12:28 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

It worked!! Thank you so much!

One last thing for today. When I was clicking around I noticed that the two lots I circled in the screenshot below got conjoined, probably when I had you adjust those boundaries. The eastern lot is actually Elizabeth_PI_316, and the western lot is Shady_Ave_716. Would it be possible to get those separated and then I can quickly add the Elizabeth Place info back in? Luckily it's only happening on the local layer.



Thank you again!

Emily Stood
Preservation Planner

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Tuesday, December 9, 2025 10:22 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

For some odd reason, the national parcel is not updating as it should normally. I've completed it another way by overwriting the web layer through ArcPro and it seems to work now!

Take a look when you can and let me know if something is off.

Very Respectfully,

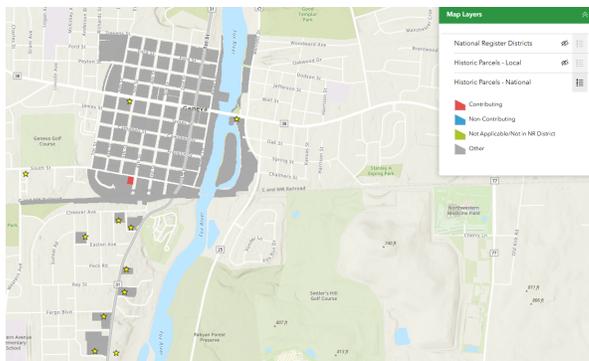
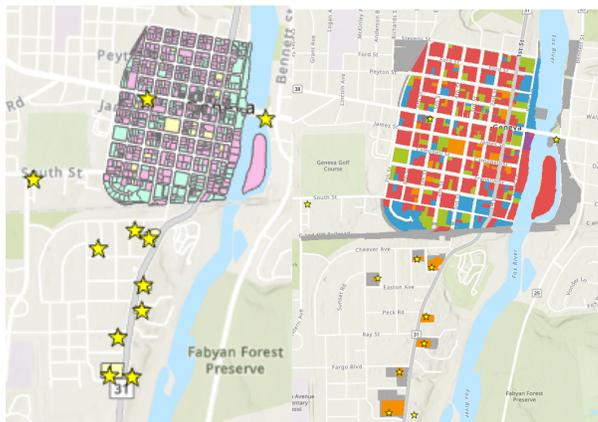
IAN MORSER
GIS TECHNICIAN

City of Geneva, Illinois
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1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 9:38 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Ok weird! I've definitely been saving it there regularly and I hopped on yesterday to do it again just in case, but things still don't seem to be carrying over. I attached screenshots of the map on the web versus the app so you could see what I'm seeing (I turned the districts layer off so it was easier to see). It looks like specifically the Historic Parcels – National layer isn't updating. I included a screenshot of just that layer so you could see but it's basically just gray, lol.

I also noticed that the Riverbank Laboratories lots (the three down on the south) still aren't combined. If it's possible to get those combined on the national and local layers, that would be great too!



Thank you again!

Emily Stood

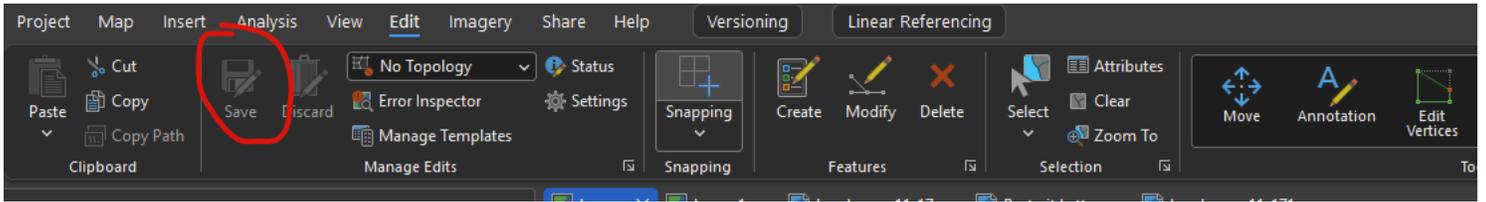
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, December 5, 2025 2:38 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Easy fix then! So what we do for this is go to the editing section and save our edits there. Since all the features are hosted individually and in one spot, making any changes will show on the web map! I saved it any way on the web browser version so now its last updated was today, but you should be good now.

Let me know if that works just to be sure!



Very Respectfully,

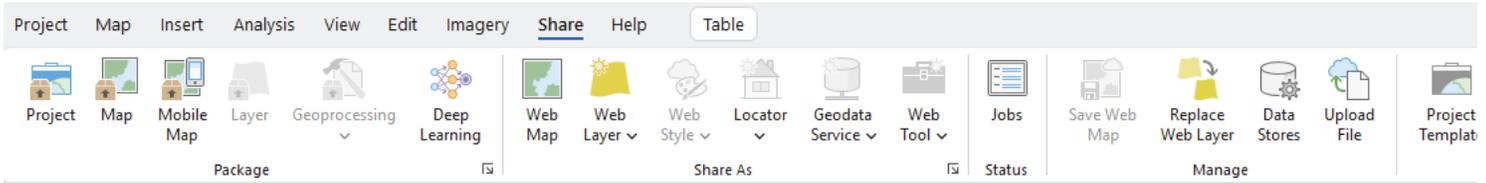
IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, December 5, 2025 2:34 PM
To: Morser, Ian <jmorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks! No worries on the time, we have plenty of details outside of the map to hash out in the meantime. I dropped in a screenshot of what my tool bar looks like. In the past when I've worked on maps I've been able to just hit "save web map," but in this case that's grayed out and isn't possible to click. It might just be that you can hit it and it'll refresh?



Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Morser, Ian <jmorser@geneva.il.us>
Sent: Friday, December 5, 2025 1:33 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

IAN MORSER

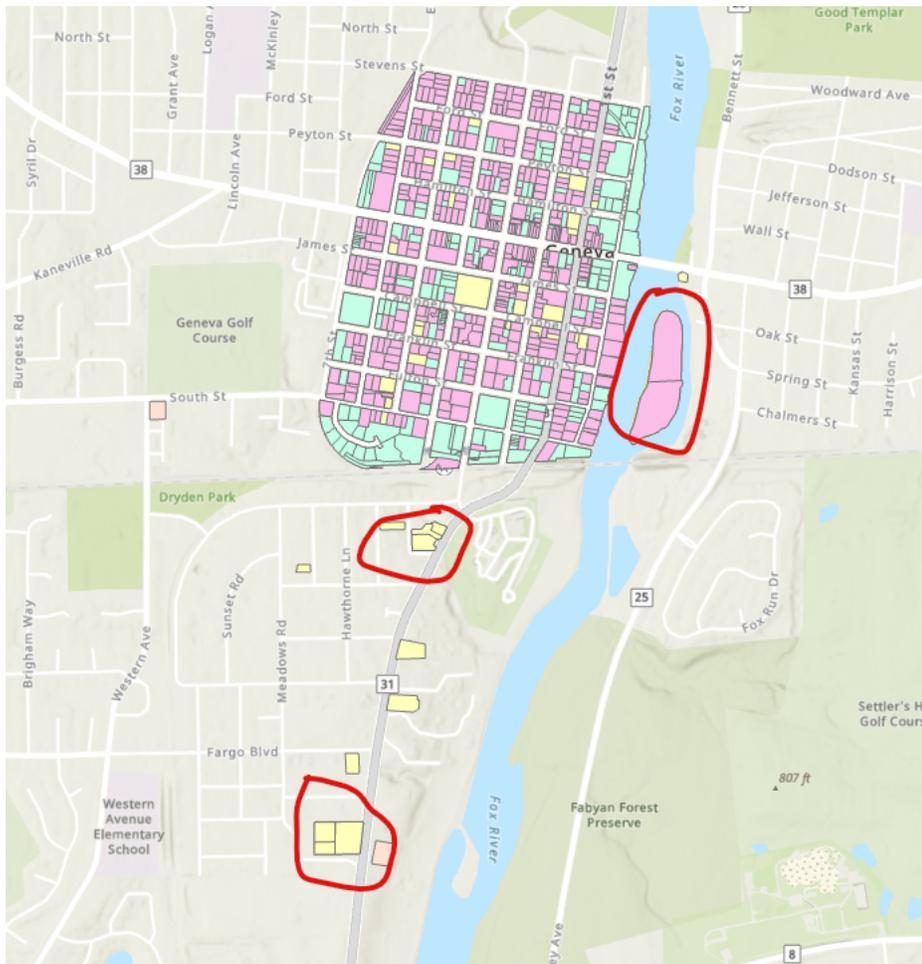
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 2, 2025 4:06 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, Illinois

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Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Stood, Emily
Sent: Thursday, November 20, 2025 10:56 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Thursday, November 20, 2025 9:02 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and ill add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

IAN MORSER

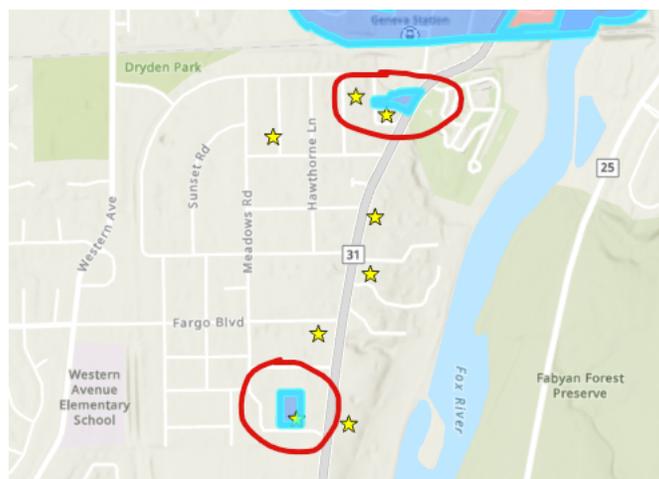
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, November 20, 2025 8:53 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure!

Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois

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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 9:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 9:05 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



Emily Stood

Preservation Planner

City of Geneva, Illinois

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estood@geneva.il.us

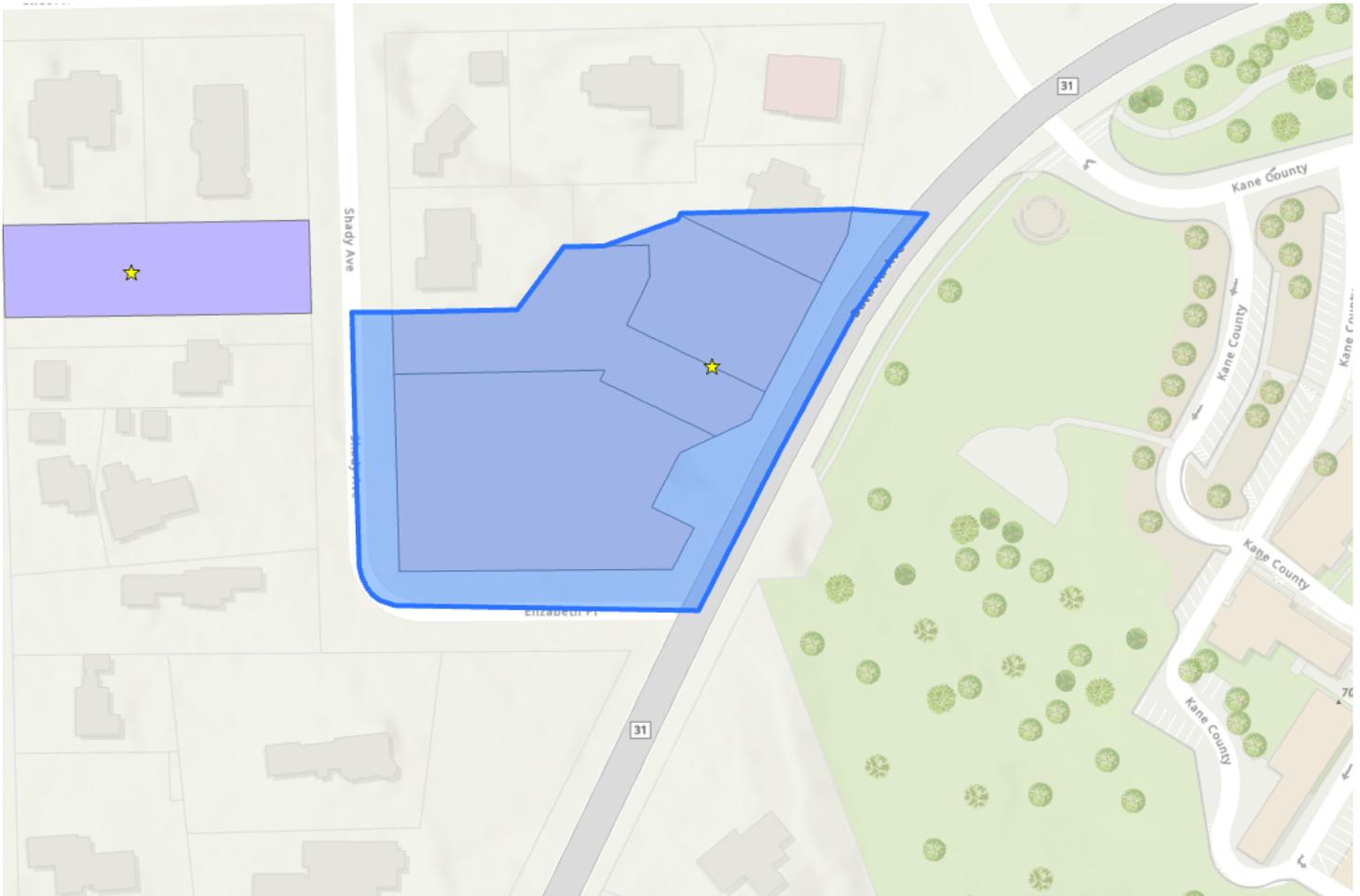
From: Morser, Ian <imorser@geneva.il.us>

Sent: Monday, November 17, 2025 8:43 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
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630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 8:26 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

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Community Development Department
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Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 7:57 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines your speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, November 14, 2025 2:27 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

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22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: 630.232.0000 Xtn. 3405
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 11, 2025 2:07 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, October 31, 2025 2:17 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, October 31, 2025 11:54 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
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Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

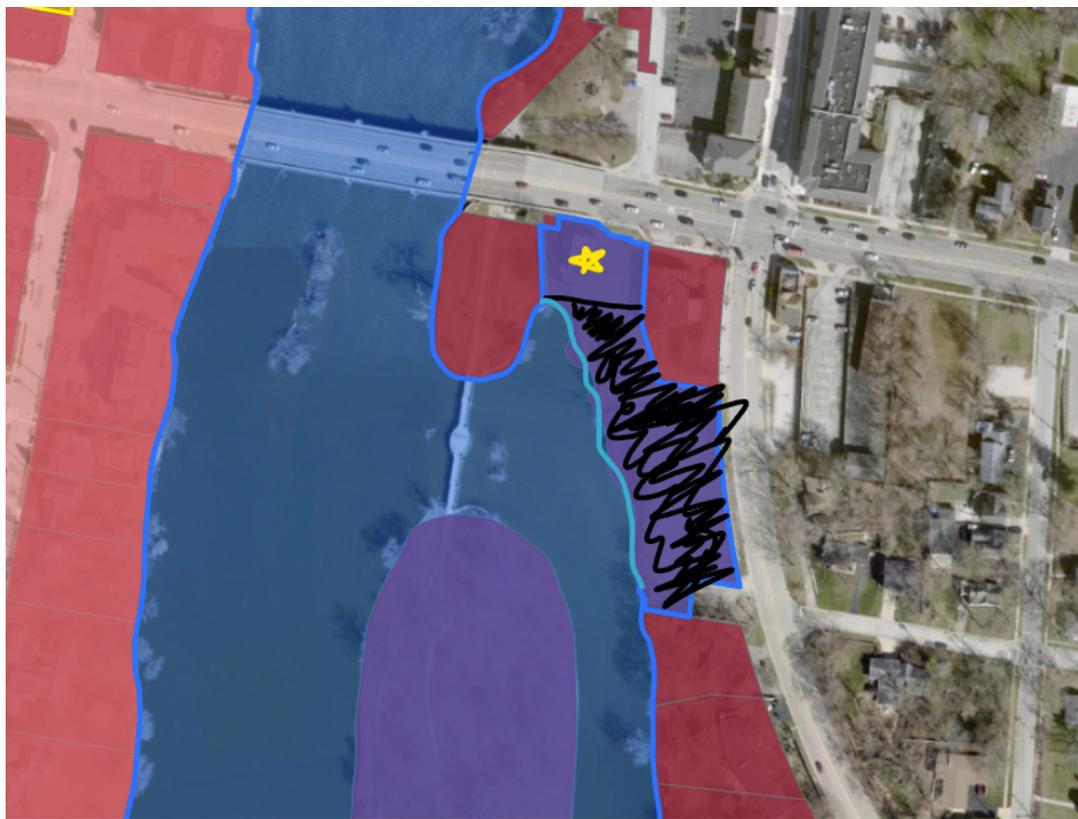
Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

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estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood
Preservation Planner

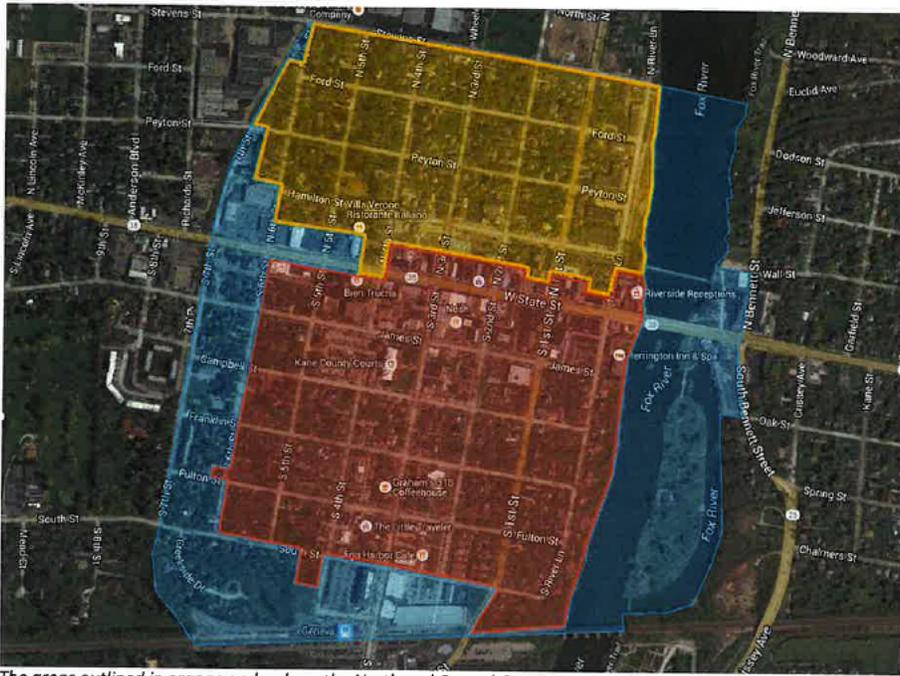
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

Thanks,

David

From: Morser, Ian
Sent: Friday, December 05, 2025 1:32:53 PM
To: Stood, Emily
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Sorry it took me a second to get back to you. I updated those parcels so they are combined. As for your saving issue, could you show me what it looks like when you go to save on the web map? Ill play around with it in the mean time and see if I can find anything.

Very Respectfully,

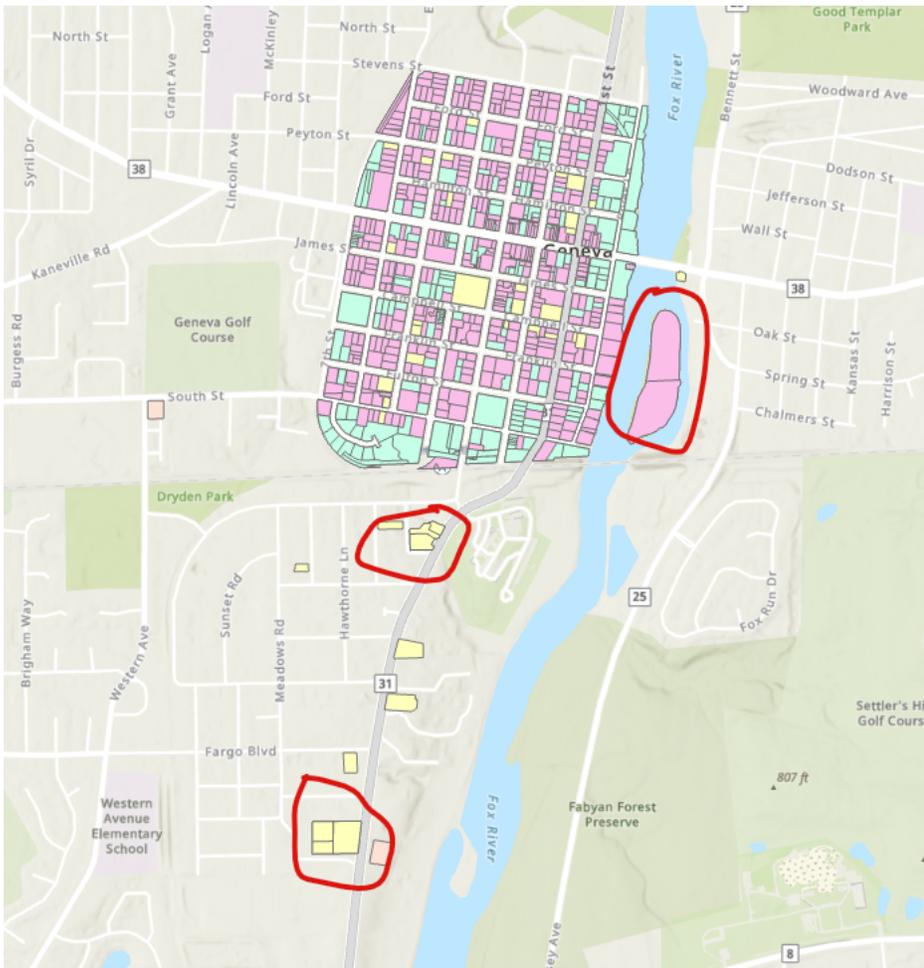
IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 2, 2025 4:06 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

A few requests as David starts reviewing things! It doesn't look like I'm able to save the web map, so anyone reviewing online can only see about half of the updated info on the map. Is it possible for you to update that public-facing web map so all of my edits are visible?

We also realized that for the landmarks which have multiple lots, it can be a little confusing to read. Would it be possible to get the spots I circled below combined into one shape each? They are in both the Historic_Parcels_Local and Historic_Parcels_National layers.



Thank you, and hope you're staying warm!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, November 20, 2025 10:56 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks so much! I think there's you already included a field in the local parcels layer for the forms, so I plan on just using that for the links. For now I'll get to work on that and keep you updated! As I finish populating and start having other people review I'm guessing there will be some details to switch around, so I'm sure you'll be hearing from me again 😊

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Thursday, November 20, 2025 9:02 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I'm happy I could help support you in this project! I've gone ahead and removed the two areas you circled below, so you should be good there. As for attaching PDFs, I can add a field labeling it "PDF" or "Document" rather. From there you would be able to copy and paste a link to it for users to click on. This should be no problem, but let IT know if the number of documents is going to be a lot. Either way it should be fine! Just let me know and I'll add the fields.

Would it be just for the Historic parcels?

Very Respectfully,

IAN MORSER

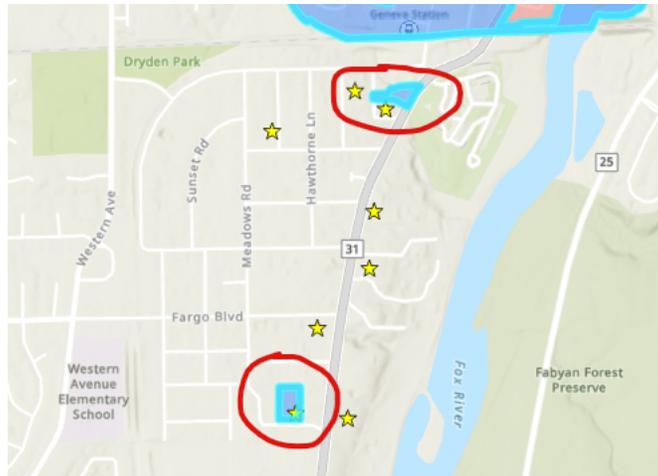
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Thursday, November 20, 2025 8:53 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much for all your help already. The map is finally getting close! I have kind of a larger question for you. The last thing I need to do is link all the documents to their parcels. Do you or Cam have any suggestions on where we might store the documents so that they can eventually be available to the public through the links on the map? It's obviously a pretty large set of docs and we're not sure how to create the least load on our system while publishing them for everyone to be able to see. We were hoping you guys might have some experience or even just ideas which might work with our existing infrastructure!

Also, I noticed that a couple of the landmark boundaries didn't get fully deleted on the Historic Designations layer. No rush, but whenever you have time, could you please delete those as well? I circled them below so you can see what I'm looking at.



Thank you!!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 9:45 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you! You should be all set now Emily!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, November 17, 2025 9:05 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you so much! Good catch, I just went on and moved it over to the actual landmark building. Yes, that boundary on the historic designations layer is good to be deleted!!



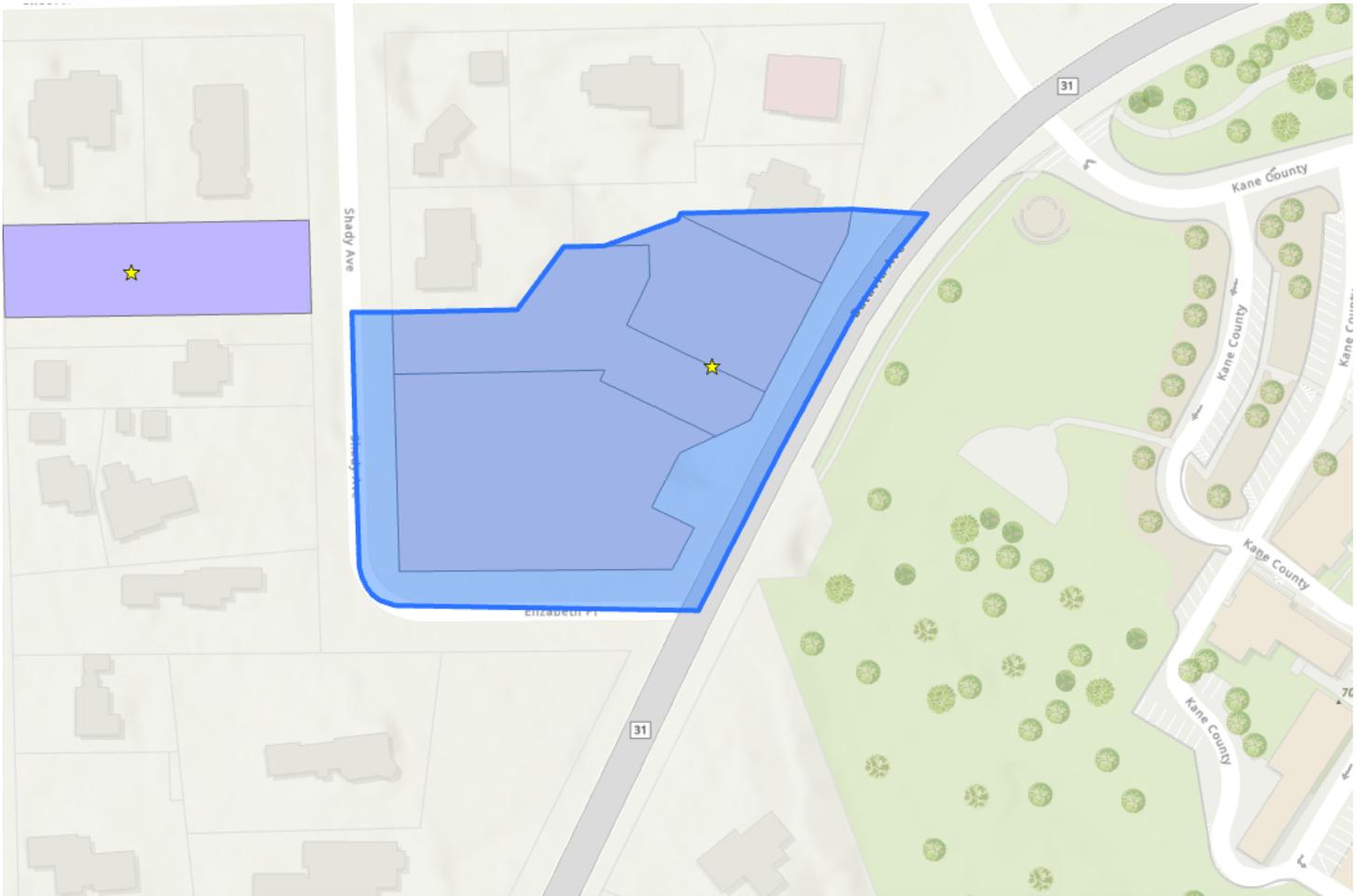
Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 8:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I think I got it now. One last question though, should I remove this boundary entirely? This star sits on two parcels oddly enough.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, November 17, 2025 8:26 AM

To: Morser, Ian <jmorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thank you so much! How strange that things weren't working, but maybe the updated permissions just hadn't fully loaded up yet. For the Historic Designations, the local historic district is outlined in blue, but so are the individual landmarks (which are also marked with the stars). If the polygons outlining those individual landmarks could be deleted, so the only things outlined by the historic designations layer were the different district bounds, I think that would make all the different designation types a little bit less confusing. Hopefully that makes more sense!

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, November 17, 2025 7:57 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Permissions are still set to how they were before, but I went ahead and refreshed them so they should be good on your end. I've updated everything besides the Historic Designations request; do you mind clarifying more on what outlines your speaking of?

Thank you!

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, November 14, 2025 2:27 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Back again! I'm not totally sure, but I think when you updated some of the permissions, the system reverted other ones. I think at this point I'm just going to go by layer and bullet point the edits I've been trying to do below, so that either you can update it since you have access or try to update permissions – whichever is easiest for you.

- Historic Landmark Properties
 - a. Add those two points at the below addresses and then delete the extra point at the Pure Oil Station (this is the layer I think I lost permissions on because I was changing things earlier and it worked)
 - i. Fabyan Villa – 1511 S. Batavia Ave. (if it's possible to get the point specifically at the villa that would be amazing, I'll drop in a photo circling its location)
 - ii. Geneva Country Day School – 1250 South St.
- Historic Designations
 - Remove the local outlines on the individual landmarks so that only the districts are outlined on this layer
- Historic_Parcels_Local
 - Switch the data type on the Date of Construction field to Text instead of Date Only (most dates in the survey are not exact)

Thank you, and have a good weekend!

Emily Stood

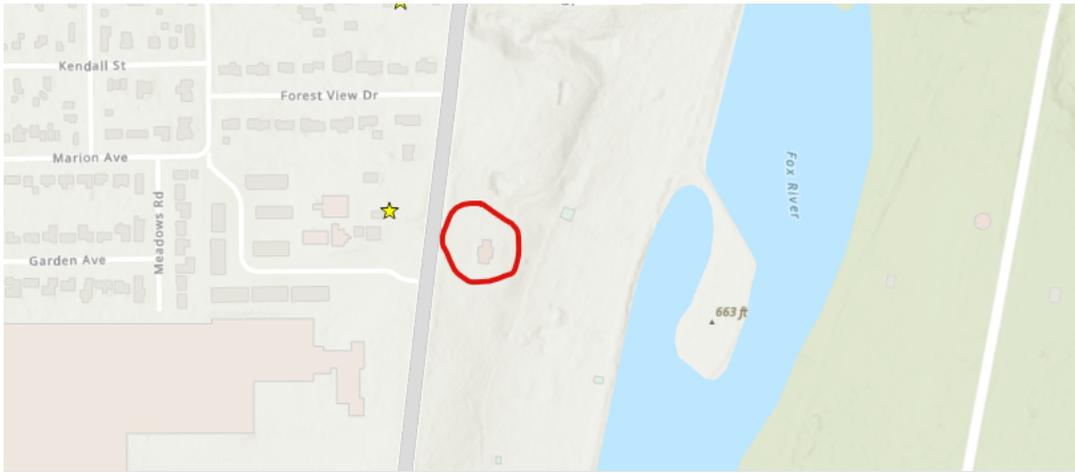
Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us



From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 10:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

No problem! I just added those parcels, so they should be showing up on your end soon.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) Xtn. 3405

imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Wednesday, November 12, 2025 8:09 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for updating the permissions! Yes, parcels please, and then I can add the pin locations on my end to match.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), 4310

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, November 12, 2025 7:25 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I just updated the permissions so you should be able to edit now on your end. Default wise we normally don't give editing permissions so that was the systems end.

As for the address's you listed below just to clarify, those are going to be Parcels then and not pin locations for the landmark properties?

And as always never be sorry for reaching out! I'm happy to help always.

Ian Morser

GIS Technician

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: 630.232.0000 Xtn. 3405
imorser@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 11, 2025 2:07 PM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

So sorry to be emailing you again, I promise I'm getting close to being done. I have two questions for you, although I think one might be a Cam question.

1. I have permissions for the Local layer now, but I can't edit vertices, delete anything, or edit fields in that layer. If I could just get those permissions I think it would be easier, because I could make quick edits without having to bother you guys every time.
2. I just now realized that report with the National Register mapping didn't include any of the individually listed National Register Landmarks. Would it be possible to add these parcels to the Historic_Parcels_National Layer? I'm sorry I don't have their PINS, I just quickly pulled them off the Register. Luckily the rest of them are doubled up with other designations so these are the only two missing.
 - a. Fabyan Villa – 1511 S. Batavia Ave.
 - b. Geneva Country Day School – 1250 South St.

Thank you again!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000. 4310
estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, October 31, 2025 2:17 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Understood! I've made the changes on my end for the location. It'll take a bit to change, but you should see that on Monday if anything.

As for permissions, I will need to wait for Cam to return on Monday and he can get that squared away for you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, October 31, 2025 11:54 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I'm glad the trip went well! I have it open in the ArcPro app. For the locations, I mean this highlighted field – basically separating that one into two, one for local and one for national.

Rating - Local	Previous Rating - Local	Rating - NR	Previous Rating - NR	Location	PIN	SiteAddress	SiteCity
----------------	-------------------------	-------------	----------------------	----------	-----	-------------	----------

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Friday, October 31, 2025 11:45 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I hope you're doing well too and thank you the trip was great!

For your first request, is this from ArcPro or from AGOL? As for the designated locations, is that something you would like me to replace for both Local and National?

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Friday, October 31, 2025 10:54 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Hope you're doing well, and your trip was fun! I've been doing some more survey work, and have two requests for the map if they're possible.

1. On the version of the map that I have, I don't seem to have editing privileges for the Historic_Parcels_Local layer – I'm not sure if there's a toggle for that on your end.
2. Would it be possible to change the "Location" field into two fields with the following drop downs? I think that will make it easier to convey the various overlapping areas.
 - a. Designation Location – Local
 - i. Local Historic District
 - ii. Local Landmark
 - iii. No Local Designation
 - b. Designation Location – National
 - i. North Geneva Historic District
 - ii. Central Geneva Historic District
 - iii. Individual National Register Designation
 - iv. No National Register Designation

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Thursday, September 25, 2025 9:35 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Yes, part of that lot was de-designated so now it's only that one specific section! Thank you for double checking, and for adjusting those other bounds and things.

Feel free to check in on anything else,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

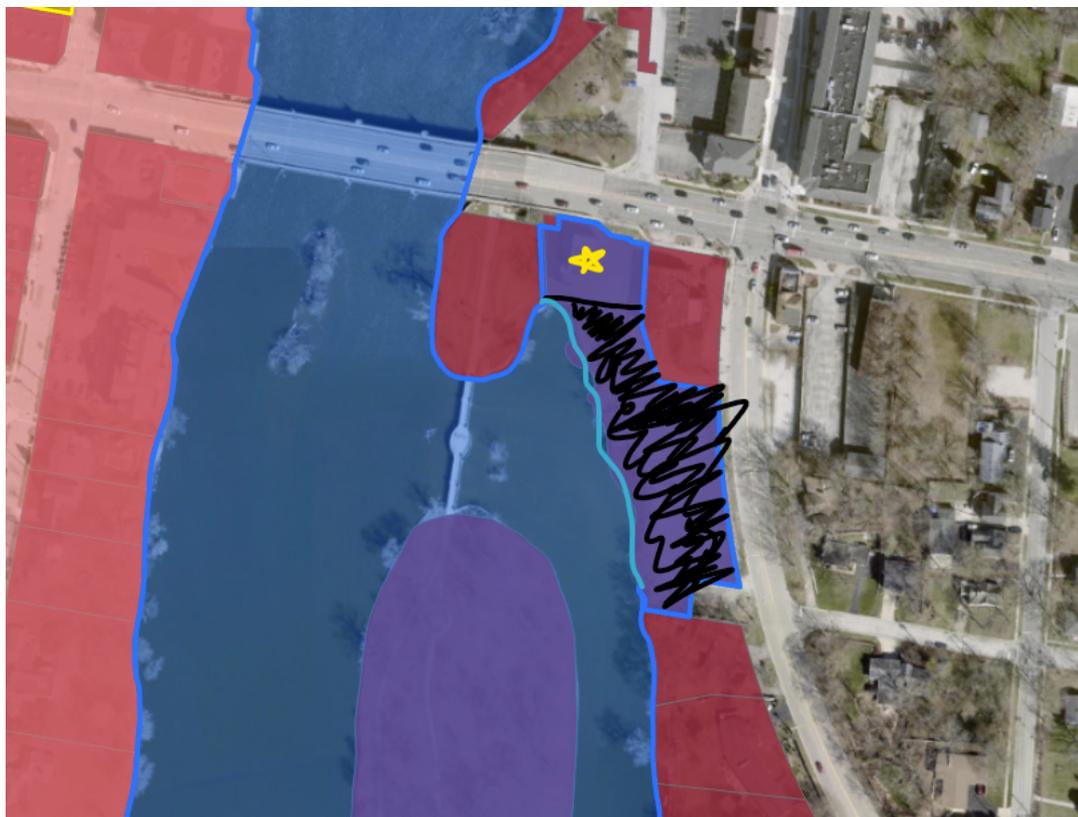
Sent: Thursday, September 25, 2025 9:15 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Just to be sure, you would like me to trim back on the area depicted below? I just want to be sure before making the change! I will also go ahead and make the changes to the other requests as well.



Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Thursday, September 25, 2025 8:48 AM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

I finally got some time to look at the map a little more closely! I have a couple questions for you.

1. I think this might be because of how some of the paper maps were drawn, but some of the lots on the map go beyond the actual bounds of the district/landmarks. For example, most of the lots on the east side of the river are not within district bounds, or the Marshall Judson Home only includes the lot that the house sits on. Would it be possible to adjust things so those lots aren't involved? I mainly ask since this will be public facing and I don't want those property owners thinking they're suddenly under HPC review. I included the map that I think hopefully makes those outlines the most clear – it's still not perfect so the main bounds to know for the local district are the west edge of river, the north edge of the railroad, the east edge of Seventh St, and the south edge of Stevens St. On the southwest corner, the lots are specifically the ones that line that southwest side of Creekside Dr. if that makes sense.
2. This one's minor but it looks there's a test landmark point labeled "East State Street" on the intersection of State and Second – there's no landmark there.
3. I might just not be seeing this, but is there a spot on the attribute tables where I can link the survey pdfs to each lot? That's definitely a big thing we want to include so people can see histories and images.

Thank you so much! Let me know if any of that doesn't make sense, especially the bounds.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>

Sent: Tuesday, September 23, 2025 11:47 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

I have attached here is the ArcPro project you can use to make edits and changes to the new Geneva Historic Map! Provided of course it looks correct to you. If you need help setting up, please let me know. You should just need to open it and save it where you find easy to access.

I also have a link below to the viewer that will be public facing:

<https://experience.arcgis.com/experience/02cf1ad18cd947be93cf0fa8d240833d>

Let me know if I need to make any other changes in the mean time!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN

City of Geneva, Illinois

Department of Public Works

Engineering Division

1800 South Street

Geneva, Illinois 60134

630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Monday, September 22, 2025 1:24 PM

To: Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian!

If it's possible to do two layers – one with the local significance rating and one with the National Register rating, that would be optimal. We primarily look at local ratings over here, but knowing the National Register ratings can help us tell property owners about different grants and resources that might be available to them too.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Monday, September 22, 2025 9:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Thank you, Emily!

Another question, to showcase the color-coded rating for the Lots, which type of rating should I show?

Very Respectfully,

IAN MORSER
GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>
Sent: Friday, September 19, 2025 10:49 AM
To: Morser, Ian <imorser@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

The revised boundary would be best! Thanks for double checking – I'm not sure why they didn't just use the revised boundaries in all the drawings.

Have a good one,

Emily Stood
Preservation Planner

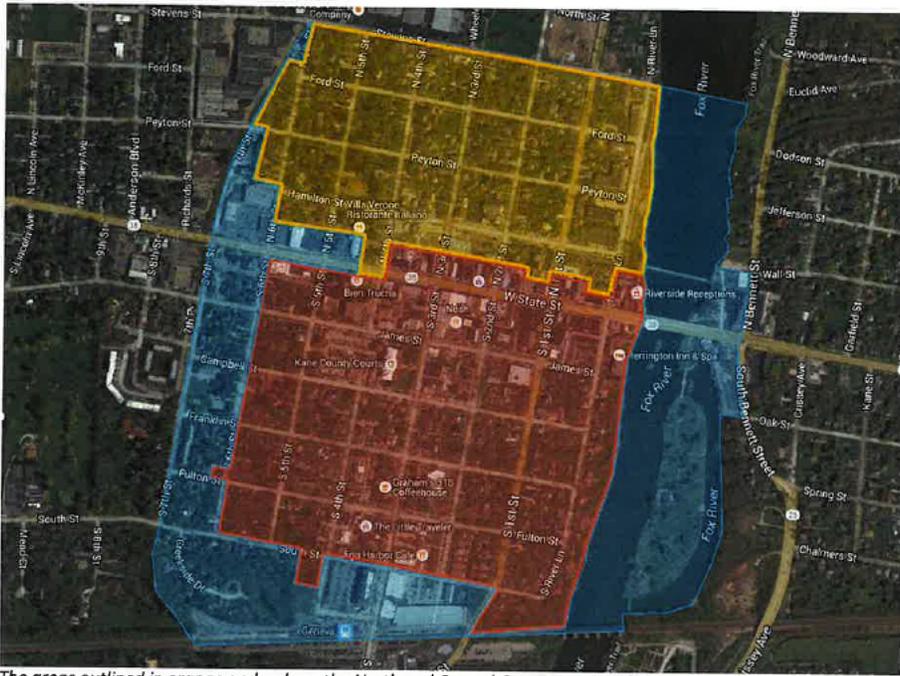
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)

estood@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Wednesday, September 17, 2025 1:50 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi Emily,

Quick question for you; when drawing the National Register Districts, am I drawing what is pictured below? Or shall I draw the revised boundary?



The areas outlined in orange and red are the North and Central Geneva National Register Districts, respectively. Areas outlined in blue are not included in either of the National Register Districts, but are in the survey area and local historic district.

Thank you!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

From: Stood, Emily <estood@geneva.il.us>

Sent: Wednesday, September 10, 2025 4:10 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>

Subject: RE: Historic District Survey - Interactive Map

Hi Ian,

Thanks for talking with us today! Attached is a cleaned up document with our needs for the map and a few scans/pdfs of our most recently updated maps. I can spend some more time digging around for maps later but wanted to get something in front of you ASAP! Let me know if there's anything specific I should keep an eye out for you.

Thanks again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:24 AM
To: Morser, Ian <imorser@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Of course, I'll update the invite.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Morser, Ian <imorser@geneva.il.us>
Sent: Friday, September 5, 2025 11:23 AM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Historic District Survey - Interactive Map

Hi David,

I will be out of the office and working remotely that day, could we by chance meet the following day on Wednesday? Same time works for me!

Very Respectfully,

IAN MORSER

GIS TECHNICIAN
City of Geneva, Illinois
Department of Public Works
Engineering Division
1800 South Street
Geneva, Illinois 60134
630.232.0000 Xtn. 3405

-----Original Appointment-----

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, September 5, 2025 11:15 AM
To: Stood, Emily; Morser, Ian
Subject: Historic District Survey - Interactive Map
When: Tuesday, September 9, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Emily's Office - City Hall

Ian,

Emily and I would like to meet to discuss how best to create an interactive map for the historic district properties survey. We have some examples to share with you and get your feedback on.

Thanks,

David

From: Amazon Business

Sent: Friday, January 02, 2026 7:08:13 AM

To: Dunn, Jamie

Subject: Enjoy bulk discounts on health and personal care products

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Reference: 2530952659

From: Amazon Business

Sent: Friday, December 26, 2025 8:11:04 AM

To: Dunn, Jamie

Subject: Health and personal care products at great prices

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Reference: 3252853846

From: Morrow, Molly
Sent: Friday, January 16, 2026 12:04:48 PM
To: foia
Subject: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

From: Stood, Emily

Sent: Friday, January 16, 2026 9:58:27 AM

To: 'Paul Zellmer'; 'Jewel Jensen'; 'Lisa McManus'; 'Andrew Tobler'; 'George Salomon'; 'Mike Riebe'; 'Kevin Phillips'

Cc: Malkosky, Jessie; 'Rebecca Baltikas'; Walker, Marissa

Subject: RE: January HPC Meeting

Good morning again!

I apologize for the typo. The January meeting is on January 21st, not December! I apologize for any confusion.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily

Sent: Friday, January 16, 2026 9:25 AM

To: Paul Zellmer <pzellmer@thejenkinsgroup.com>; Jewel Jensen <bikerpink@yahoo.com>; Lisa McManus <lap8272@gmail.com>; Andrew Tobler <atobler@comcast.net>; 'George Salomon' <georgesalomon@ymail.com>; 'Mike Riebe' <mriebe25@gmail.com>; Kevin Phillips <kphillips0004@gmail.com>; DeGroot, David <ddegroot@geneva.il.us>

Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>; 'Rebecca Baltikas' <rbaltikas@gmail.com>; Walker, Marissa <mwalker@geneva.il.us>

Subject: January HPC Meeting

Good morning,

The next meeting of the Geneva Historic Preservation Commission is scheduled for 7:00 pm on **Wednesday, December 21st, 2026** at the Geneva City Hall – Council Chambers, 109 James Street, Geneva. Please find the HPC meeting notice at the Agenda Center at the City of Geneva website:

[Agenda Center • Geneva, IL • CivicEngage](#)

If you are unable to attend this meeting, please reach out as soon as possible. If you have any questions or comments feel free to reach out as well.

As always, please do not "reply all" to comply with the Open Meetings Act of Illinois.

Have a great weekend!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Development Projects

Sent: Tuesday, January 13, 2026 4:06:28 PM

To: Malkosky, Jessie

Subject: News Flash: Geneva City Council Denies Appeal Of 4 E. State St. Demolition Request for www.geneva.il.us

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[View this in your browser](#)

January 13, 2026

City Council Denies Appeal Of 4 E. State St. Demolition Request

_____ | The [City of Geneva Development Projects Map](#) has been updated with details about the Jan. 12 special City Council meeting regarding the appeal of the 4 E. State St. Historic Landmark Demolition request.

A reversal or modification of the Historic Preservation Commission's (HPC) determination requires not less than two-thirds of the alderpersons holding office (seven votes). At the City Council meeting, six alderpersons voted in favor of overturning the HPC, and four voted to uphold the HPC's decision.

As such, the appeal failed, and the demolition request was denied.

[View it on website](#)

[Unsubscribe](#)

From: Rebecca Baltikas
Sent: Tuesday, December 30, 2025 2:14:35 PM
To: Malkosky, Jessie
Cc: Stood, Emily
Subject: Re: 12.16.25 - HPC Meeting Motions

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Attached you'll find meeting minutes from the most recent Historic Preservation meeting (12/16/25).

After your review, please let me know if there are any corrections or edits you'd like to see executed - happy to help.

Wishing you a beautiful start to the new year!

Kindly,
Becca

On Thu, Dec 18, 2025 at 9:26?AM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hi Becca,

Here is a summary of the motion approvals from the recent HPC meeting.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Malkosky, Jessie
Sent: Thursday, December 18, 2025 9:26:24 AM
To: 'Rebecca Baltikas'
Cc: Stood, Emily
Subject: 12.16.25 - HPC Meeting Motions

Hi Becca,

Here is a summary of the motion approvals from the recent HPC meeting.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

From: Planet Depos Production Department

Sent: Wednesday, December 24, 2025 9:15:05 AM

To: Sandack, Ron; Malkosky, Jessie

Subject: CORRECTIONS: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel.

Attached please find CORRECTED transcript files for the above-referenced matter.

***** Advised corrections have been made *****

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Cate Neuhauser | Planet Depos

Transcript Production Specialist

t 888.433.3767

clientservices@planetdepos.com

planetdepos.com

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From: Planet Depos Production Department
Sent: Friday, December 26, 2025 4:43:17 PM
To: Sandack, Ron; Malkosky, Jessie
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

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Dear Counsel.

Attached please find **CORRECTED** transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Seth Davies | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Planet Depos Production Department
Sent: Tuesday, December 23, 2025 9:56:11 AM
To: Sandack, Ron; Malkosky, Jessie
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel.

Please find the attached above-referenced transcript files.

Your deposition files have been uploaded to your [Planet Portal](#). **Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years, and video files will be available for 1 year.**

Should you need additional assistance, simply reply to this email with your request or call 888-433-3767.

We look forward to working with you in the future.

Referenced Job Number: 611338

By receiving these files, your firm is responsible for charges and not contingent on client payment. Please note, in the event Planet Depos engages outside Counsel, client is responsible for any and all charges associated with these services and all costs of collection for said services, including reasonable attorney fees.

Thank you,

Adam Zachary | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Rebecca Baltikas
Sent: Tuesday, December 30, 2025 2:53:57 PM
To: Malkosky, Jessie
Cc: Buesing, Matthew; Stood, Emily; DeGroot, David
Subject: December Invoice - Baltikas

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Attached, you'll find the billing details for the month of December. Please note there is one meeting from November that had not yet been invoiced. For your awareness, I completely understand if this needs to be omitted and resubmitted.

Thank you very much,

Becca

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=0180885D84D0442BBD054A343EED9325-MUNCI
Sent: Monday, January 12, 2026 3:02:40 PM
To: Collins, Heather
Cc: Hillquist, Kim; DeGrace, Michael; Buesing, Matthew
Subject: Reviewing Open Hearing Deposits

Hi Heather,

Please see only the first page of this document. I made the font red for all of the "Open" hearing deposits that can be closed out and billed out. The remaining projects are as follows:

- Prairie Grove – There are two errors: 1) I accidentally coded hearing deposit invoice # 640444 as a stormwater invoice for this same project. Please let me know if I need to do anything to remedy this mistake. 2) The hearing deposit excel sheet shows a WBK invoice # 640079 as in the hearing deposit section – this is actually a Kane County Recorder invoice and is correctly located in the hearing deposit section. (There is nothing to fix here in NewWorld, only a new naming in the hearing excel sheet.)
- 601 N 1st St Porch Variation – I mistakenly coded invoice #667143 in batch #2026-00000508 as applying to the Bullock Campus project. This invoice should be applied to the 601 N 1st Porch Variation project. After it is applied to this project, the project can be closed and billed out.
- Bullock Campus – 1) I need to somehow move the invoice #667143 from Bullock to the 601 N 1st St Porch Variation; 2) I believe we are waiting on an IGA with Kane County to be recorded before we can close this out
- Historic Review PP 2025-011 4 E State Street Demo – I want to wait until the City Council decision to decide whether we need to close this out or not.

Please let me know how I can help to reattribute invoices #640444 and #667143.

Going forward, I will generate a Project Transaction Report monthly the Friday before our 2nd-of-the-month Development Staff meeting (a Tuesday). This will usually be the 3rd Friday of the month, but sometimes the 4th (depending on the date of the Development Staff meeting). I will review which hearing deposits need to remain open and which can be closed and billed out, and I will review with Brian Davids at the Development Staff meeting which planning stormwater deposits can be closed out.

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Elizabeth Safanda
Sent: Wednesday, January 14, 2026 6:55:53 PM
To: Palmquist, Jeff
Subject: SHodeen's appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Jeff,

In late December, i attended the HPC meeting where the members carefully reviewed the SHodeen request to allow demolition of the blacksmith shop. There was much public commentary, including a strong statement from Patrice Berteau urging demolition. As you probably know, she also orchestrated a letter campaign among her neighbors and political allies; most of the letters followed a template and were identical.

I was quite disappointed that you ended up taking the same position she did, allowing demolition of the structure.

I thought Billy Malecki and Anais Bowring explained their vote with clarity - and conscience - supporting the unanimous decision of the HPC. This should not be taken lightly; the HPC rebutted Shodeen's 3rd demolition request, with NO NEW DATA or proposal. Nothing had changed until Amy Mayer offered her misguided amendment based on NEW proposals from Shodeen, not on the record of deliberations to date. YES, the blacksmith shop is an eyesore, partly due to SHodeen's total neglect of the structure .

I simply cannot believe that 6 aldermen ignored the careful homework of the HPC, including public hearings where a variety of opinions were shared, many opposed to demolition.

We have heard that Shodeen can, and probably will, appeal again in 12 months. And what has happened to those fines? A fine mess.

Liz and Carl Safanda
1013 Dunstan

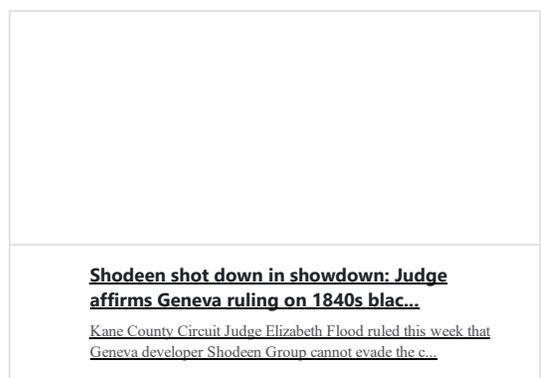
From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."



There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument, that also fell flat as why weren't other vacant buildings (Campana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.
6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturid

From: Lee Eysturid
Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturid
108 Oak St, Geneva

--

Lee W. Eysturid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Palmquist, Jeff
Sent: Sunday, January 11, 2026 9:59:28 AM
To: Robert Swanson
Subject: Re: Demolition of Historic Landmark

Bob,
Thank you for taking the time to pass on your thoughts. I appreciate learning from your experience and insights.

Jeff

From: Robert Swanson <rswanson@riverbanklabs.com>
Sent: Thursday, January 8, 2026 8:15:34 PM
To: Reinecke, Mark; Palmquist, Jeff
Cc: Kilburg, Dean; Malecki, William
Subject: Demolition of Historic Landmark

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Dear Alderpersons,
The current demolition request for 4 E. State is going to be decided on January 12th, and I wanted to share my thoughts on the matter with you.

I realize you all are aware of the previous votes on this matter, as well as the legal decisions that have been issued in the last year or so. All of these votes/decisions were to maintain and protect the landmark status of the blacksmith structure.

While I agree with the past decisions, I also believe that the current petition presents a threat to the City's landmark ordinance.

1. The landmark status was granted without any time limit for redevelopment. The City has worked with the owner to determine a potential redevelopment project, and viable options were identified.
2. City Code 10-6-10 Part 13 C states that buildings and structures designated as a historic landmark shall be maintained and protected from demolition that results from neglect or undeterred deterioration of the exterior features or structural elements. This Duty to Maintain specifically requires the owner of record to repair any deficient element contributing to material deterioration of the structure. I see the refusal of the owner to properly protect the structure from the elements as evidence of this breach. The courts agreed.
3. To my knowledge, the owner has not presented a redevelopment plan since the conclusion of the charette project. A presentation of a plan would allow for the City and the owner to work through some of the potential obstacles to moving forward. One key point to work through would be the extent that TIF financing is available for this redevelopment. A key provision to our landmark ordinance is that demolition is considered only when all other redevelopment options have been exhausted. (CC 10-6-10 4) How can all options be considered exhausted when none have been presented? It seems like a decision to allow demolition at this point in time is rewarding the owner for not maintaining the structure, as well as for not presenting any type of redevelopment plan. Would the City allow this failure to maintain our historic, protected, structures in the Historic District to occur for years?
4. The landmark owner stated at the last HPC meeting that no redevelopment plan will be presented as long as the blacksmith shop remains. This statement indicates a complete refusal to even attempt to exhaust all redevelopment options. This intransigence should not be rewarded. The historic preservation and landmark ordinances of the City deserve support and compliance.

Finally, I do not believe that demolition of the blacksmith structure is in the best interest of the majority of residents. There are many ways to evaluate this question, and arguments for both sides of demolition could be considered valid.

Is the best interest of the majority of residents determined by the highest EAV for the property? The greatest sales tax generated? The largest draw of out-of-town visitors? The priceless value of the sightline of the riverfront and the downtown? The potential benefits of being the only Fox River town with a renovated pre-Civil War industrial structure that once was the life blood of most river towns?

Demolition of the structure would eliminate some of the positive outcomes for residents that I mentioned above. I do not believe that the passage of time, and deterioration of the structure from neglect, should become the main drivers to evaluate the best interests of the majority of residents. Clearly, the majority of residents want the current status of the site to be improved. That does not mean that demolition is the only path forward to resolving this impasse.

I appreciate all of your efforts and work. You have a difficult, but clear, decision to make on Monday.

Thanks,

Bob Swanson
1202 Dunstan Rd.
Geneva, IL 60134

From: Colin C. Campbell

Sent: Saturday, December 27, 2025 1:46:09 PM

To: Palmquist, Jeff

Subject: The Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Alderman Palmquist,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change its mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: kburns@geneva.il.us
Sent: Friday, January 16, 2026 4:38:38 PM
To: Collins, Peter
Cc: Collins, Peter; Sandack, Ron
Subject: Re: FOIA - request to search your personal email accounts

On Jan 16, 2026, at 3:22?PM, Fornari, Jeanne <jfornari@geneva.il.us> wrote:

?
See below a FOIA request received earlier today. Per our attorney's request, please search [your NON-CITY email accounts](#) according to the request below. (city staff will take care of searching your official city emails).
Forward any responsive emails from your personal accounts **to Pete Collins (copied here) no later than Tues., Jan. 20th**. **If you do not have any responsive documents, please also reply indicating so.**

Do not send the information to me as I will be out of the office until Tues. Jan. 27 and will not be checking my messages.

1/16/2026

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

- "Shodeen"
- "Dave Patzelt"
- "HPC"
- "evidentiary record"

Molly Morrow, Aurora Beacon News

Jeanne Fornari
Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4109](tel:630.232.4109)
jfornari@geneva.il.us

From: DeGroot, David
Sent: Friday, January 16, 2026 4:12:39 PM
To: Ron Sandack; Burns, Kevin; Voigt, Alex; Tymoszenko, Cathleen
Subject: FW: 2026-01-15 Mill Race Inn - Shed.pdf

FYI...

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Voigt, Alex
Sent: Monday, January 05, 2026 3:18:02 PM
To: Burns, Kevin; Sandack, Ron
Subject: RE: Memorandum for COG

Made a couple of other minor tweaks to call out the major points. I will convert to PDF and send now.

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Monday, January 5, 2026 3:11 PM
To: Burns, Kevin <kburns@geneva.il.us>
Cc: 'Ron Sandack' <ronald@gaido-fintzen.com>
Subject: RE: Memorandum for COG

Here is the version with my suggestions. I included "presentations" to address Billy's question.

I think it looks great, Mayor let me know when you are comfortable and I will send.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Monday, January 5, 2026 2:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Estela Saldivar <reception@gaido-fintzen.com>
Subject: Memorandum for COG
Importance: High

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Sorry it took a bit longer than expected ...

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Voigt, Alex
Sent: Monday, January 05, 2026 3:11:24 PM
To: Burns, Kevin
Cc: 'Ron Sandack'
Subject: RE: Memorandum for COG

Here is the version with my suggestions. I included "presentations" to address Billy's question.

I think it looks great, Mayor let me know when you are comfortable and I will send.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Monday, January 5, 2026 2:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Estela Saldivar <reception@gaido-fintzen.com>
Subject: Memorandum for COG
Importance: High

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sorry it took a bit longer than expected ...

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:43:10 PM
To: DeGroot, David
Cc: Stood, Emily; Burns, Kevin
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

David, when time permits can you please call Billy? It seems the email answers are only generating more questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Malecki, William <wmalecki@geneva.il.us>
Sent: Tuesday, December 30, 2025 11:02 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:41:17 PM
To: Mayer, Amy; DeGroot, David
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is the resolution, I also sent it out to the Council.

There is not an "easy" way to search Resolutions on the website, the only way is to through the packet.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:26 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Cc: Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

David,
Could you please provide resolution 2019-73? I don't find it attached.

From page 3 of packet HPC agenda - "On July 15, 2019, the City Council passed Resolution 2019-73 (attached)"

And also - I'm not finding a way to search for the resolutions on our website. Is there a way to do that? I find ordinances in the code but not resolutions.

Thanks,
Amy

From: DeGroot, David
Sent: Monday, December 29, 2025 8:12 AM
To: Mayer, Amy; Voigt, Alex
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 23, 2025 4:24 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Thanks! Happy holidays to all of you too!

Of course there's no rush on this. Enjoy the holidays.
Sent from my iPhone

On Dec 23, 2025, at 4:12?PM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

Good afternoon,

I have added Director DeGroot on this message for assistance.

Thank you, happy holidays!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>

Sent: Tuesday, December 23, 2025 3:29 PM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Would it be possible to have a list of meeting dates regarding this property? I'm particularly interested in the meetings prior to May of 2021.

Thanks,

Amy

Sent from my iPhone

On Dec 23, 2025, at 10:03?AM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

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Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Mayer, Amy
Sent: Tuesday, December 30, 2025 12:25:34 PM
To: DeGroot, David; Voigt, Alex
Cc: Burns, Kevin
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

David,
Could you please provide resolution 2019-73? I don't find it attached.

From page 3 of packet HPC agenda - "On July 15, 2019, the City Council passed Resolution 2019-73 (attached)"

And also - I'm not finding a way to search for the resolutions on our website. Is there a way to do that? I find ordinances in the code but not resolutions.

Thanks,
Amy

From: DeGroot, David
Sent: Monday, December 29, 2025 8:12 AM
To: Mayer, Amy; Voigt, Alex
Cc: Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>
Sent: Tuesday, December 23, 2025 4:24 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Thanks! Happy holidays to all of you too!

Of course there's no rush on this. Enjoy the holidays.
Sent from my iPhone

On Dec 23, 2025, at 4:12?PM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

Good afternoon,

I have added Director DeGroot on this message for assistance.

Thank you, happy holidays!

Alex

Alex Voigt

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Mayer, Amy <amayer@geneva.il.us>

Sent: Tuesday, December 23, 2025 3:29 PM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Would it be possible to have a list of meeting dates regarding this property? I'm particularly interested in the meetings prior to May of 2021.

Thanks,
Amy

Sent from my iPhone

On Dec 23, 2025, at 10:03?AM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 11:21:26 AM
To: Burns, Kevin
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), 4101
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Malecki, William <wmalecki@geneva.il.us>
Sent: Tuesday, December 30, 2025 11:02 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

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Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: DeGroot, David
Sent: Monday, December 29, 2025 9:33:50 AM
To: Voigt, Alex; Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000, 4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Sunday, December 28, 2025 6:45 PM
To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

FYI...

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000, 4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Reinecke, Mark <mreinecke@geneva.il.us>
Sent: Sunday, December 28, 2025 2:52 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Hi Alex,

I've had a chance to review the attached files and have a question. The Shodeens had Altus Works complete a Mill Race Assessment Report outlining the development of the Blacksmith Shop. The report summary states that it will support "an adaptive reuse of historic Mill Race to serve as an office or retail space." It would "preserve and repair historic building elements while incorporating new elements that are sympathetic to existing building fabric." It included rebuilt masonry and steel supports, as well as mechanical, electrical, and plumbing. The total cost of design and construction was estimated to be \$ 1,461,849. Why have they walked away from this plan? Are there things that might be done to induce them to reconsider it? This would seem to be a sensible path forward. What are your thoughts?

Thanks very much,
Mark

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03:23 AM
To: Voigt, Alex
Cc: Fornari, Jeanne
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

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will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

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Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Scott

Sent: Sunday, December 28, 2025 3:04:51 PM

To: Kilburg, Dean; Furnish, Larry

Cc: Burns, Kevin

Subject: Please save the 1840s blacksmith shop!

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I live in the Third Ward 3 blocks southeast of the 180-year-old blacksmith shop and value Geneva's heritage. Please do not overrule or modify the HPC's unanimous decision (I submitted comments before their meeting). The property owners knew what they were getting into. I'm fine with putting a roof on it and strengthening it, with a nice sign, with graphics, telling the many passersby on 38 what it is. It is so much more important to our city than a structure one might find in, say, Schaumburg.

Thank you for your consideration and your service.

-- Scott McMurray

302 Chalmers Street

From: Colin C. Campbell

Sent: Saturday, December 27, 2025 1:24:18 PM

To: Burns, Kevin

Subject: The Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mayor Burns,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change its mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Voigt, Alex
Sent: Wednesday, December 17, 2025 1:45:18 PM
To: Sandack, Ron; Burns, Kevin
Subject: FW: City Council/HPC Meeting Tonight

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Reinecke, Mark <mreinecke@geneva.il.us>
Sent: Wednesday, December 17, 2025 1:45 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: City Council/HPC Meeting Tonight

Hi Alex,
Very good. My understanding was that it was desirable for council members to attend committee meetings.
Best,
Mark

From: Voigt, Alex
Sent: Tuesday, December 16, 2025 4:05:52 PM
To: Voigt, Alex
Cc: Sandack, Ron
Subject: City Council/HPC Meeting Tonight

Good afternoon Mayor & City Council (bcc'd):

Please see the attached memo from Attorney Sandack regarding this evenings HPC Meeting. Attorney Sandack advises that **no elected officials attend** the meeting this evening. Interested parties can view online.

Any question, please do not hesitate to reach out.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: DeGroot, David

Sent: Monday, December 22, 2025 12:13:18 PM

To: Burns, Kevin; Voigt, Alex; Sandack, Ron

Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Good afternoon,

Please see my comments in the attachment. I reserved an hour for us next Monday before our meeting with Dave. Let me know if you think we need more time.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>

Sent: Sunday, December 21, 2025 1:04 PM

To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

See attached...

KB

From: Voigt, Alex <avoigt@geneva.il.us>

Sent: Saturday, December 20, 2025 10:36 AM

To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

I think this looks great, my thoughts are in bold below.

Alex Voigt

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>

Sent: Friday, December 19, 2025 10:12 AM

To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Importance: High

Alex, David & Ron,

Below is a stream of consciousness amendment/agreement related to the demolition of the structure at 4 E. State Street relevant to the advancement of redevelopment of property along the southeastern shore of Rt. 25 & Rt. 38.

There's a lot to digest so just let me know when you'd like to discuss and dissect. J

KB

DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

-

-

- ~~1.~~—Upon careful and responsible disassembling of the structure (avoiding merely bulldozing), materials deemed worthy of preserving for monument design, development and installation shall be relocated from 4. E. State parcel and stored in a location agreed upon and authorized by the City. ~~Costs associated with such work shall be paid for with TIF funds.~~ ***I don't think we should commit to this.***
2. Remaining material from the disassembled structure will be offered to the GHM as a right-of-first-refusal to be used for purposes including but not limited to, collections, fundraising (selling pieces), etc.
3. Preserve sufficient material from structure to design and develop and educational structure (monument) recognizing the erstwhile Blacksmith Shop and its relationship to the City for public benefit and place said structure (monument) on or in close proximity to the redevelopment of the 4 E. State parcel. ***Does it have to be a separate monument? Or can it be incorporated into the structure and signed as such, or something along those lines?***
4. Design of said monument to be directed by a panel of citizens appointed by the City and will include at least 2 representatives of the City Council, 1 representative from GHM , 1 representative of the Shodeen Group/Foundation (??? not sold on Shodeen rep), 1 representative from the City's Historic Preservation Commission and 1 one at-large community representative. ***I would like to discuss this more, this part makes me nervous. We need a process that will help "rebuild" the relationship between the community and Shodeen – this could inhibit this. I like the spirit of it, but given the poor relationship would need to be very carefully managed.***
5. All costs associated with the design, development and installation of said monument will be paid for by a grant from the Shodeen Foundation and not to exceed \$_____

or...

All costs associated with the design, development and installation of said monument will be paid for by TIF funds as the monument is a "public benefit". Costs associated thereto will be deducted from the anticipated TIF request by Mill Race Land

Company/Shodeen. ***I think the approval and or proposal to use public funds with the fines out in the wind would be a bad idea.***

6. Perpetual care of said monument shall be paid for by TIF funds and upon expiration of the TIF said costs shall be transferred to the City (just as the “Rain Man” statute on S. Third Street). ***Same comment as above.***

7. Payment of fines assigned to the Mill Race Land Company shall be recouped by the City (effective dates of aggregate fines tbd) by means of subtracting said amount of fines from anticipated TIF request by Mill Race Land Company/Shodeen and approved by the City. **This needs to be front and center and carefully articulated. Top of the fold as they say.**

NOTE:

Per our own code we need to add dates and expectations of when disassembling of structure must commence.

Notice that I have not included any redevelopment deadline submittal date...should I/we?

From: Burns, Kevin

Sent: Tuesday, January 13, 2026 10:49:56 AM

To: Kellick, Victoria

Cc: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; 'Ron Sandack'

Subject: Opening Remarks Document 1.12.26 Special City Council Meeting

Madam Clerk,

Please find the subject document to include/attach to your minutes.

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street

Geneva, Illinois 60134

c: 630-742-8916

mavorburns@geneva.il.us

From: Burns, Kevin

Sent: Friday, January 09, 2026 12:53:02 PM

To: Voigt, Alex; Sandack, Ron

Subject: ATTORNEY CLIENT PRIVILEGE - DRAFT Opening Remarks Including Process & Flow of 1.12.25 Special City Council Meeting

Alex & Ron,

As promised...please edit as you see fit and if you'd prefer a call please advise.

I hope to also clip and paste certain sections of this document to use as an email to the Council about what to expect in terms of process and flow on Monday evening.

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street

Geneva, Illinois 60134

c: 630-742-8916

mavorburns@geneva.il.us

From: Burns, Kevin
Sent: Sunday, December 28, 2025 4:14:02 PM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: Fwd: Please save the 1840s blacksmith shop!

FYI...

KB

Begin forwarded message:

From: "Burns, Kevin" <kburns@geneva.il.us>
Date: December 28, 2025 at 4:12:04?PM CST
To: Scott <scottsail88@gmail.com>
Subject: Re: Please save the 1840s blacksmith shop!

?

Good evening, Scott, and thank you for sharing your thoughts with me.

Kevin
c: 630-742-8916

On Dec 28, 2025, at 3:05?PM, Scott <scottsail88@gmail.com> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I live in the Third Ward 3 blocks southeast of the 180-year-old blacksmith shop and value Geneva's heritage. Please do not overrule or modify the HPC's unanimous decision (I submitted comments before their meeting). The property owners knew what they were getting into. I'm fine with putting a roof on it and strengthening it, with a nice sign, with graphics, telling the many passersby on 38 what it is. It is so much more important to our city than a structure one might find in, say, Schaumburg.

Thank you for your consideration and your service.

-- Scott McMurray
302 Chalmers Street

From: Burns, Kevin
Sent: Sunday, December 28, 2025 4:12:42 PM
To: Colin C. Campbell
Subject: Re: The Blacksmith Shop

Good evening, Colin, and thank you for sharing your thoughts with me.

Kevin
c: 630-742-8916

On Dec 27, 2025, at 1:24?PM, Colin C. Campbell <cccampbell38@gmail.com> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mayor Burns,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

<SMALL - RES-BRIDGE-01.png>

From: Burns, Kevin
Sent: Sunday, December 28, 2025 4:13:28 PM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: Fwd: Please save the 1840s blacksmith shop!

FYI

KB

Begin forwarded message:

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Date: December 28, 2025 at 4:12:04?PM CST
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Subject: Re: Please save the 1840s blacksmith shop!

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c: 630-742-8916

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Thank you for your consideration and your service.

-- Scott McMurray

302 Chalmers Street

From: Development Projects

Sent: Tuesday, January 13, 2026 4:06:32 PM

To: Stahr, Kevin

Subject: News Flash: Geneva City Council Denies Appeal Of 4 E. State St. Demolition Request for www.geneva.il.us

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

[View this in your browser](#)

January 13, 2026

City Council Denies Appeal Of 4 E. State St. Demolition Request

_____ | The [City of Geneva Development Projects Map](#) has been updated with details about the Jan. 12 special City Council meeting regarding the appeal of the 4 E. State St. Historic Landmark Demolition request.

A reversal or modification of the Historic Preservation Commission's (HPC) determination requires not less than two-thirds of the alderpersons holding office (seven votes). At the City Council meeting, six alderpersons voted in favor of overturning the HPC, and four voted to uphold the HPC's decision.

As such, the appeal failed, and the demolition request was denied.

[View it on website](#)

[Unsubscribe](#)

From: DeGroot, David
Sent: Tuesday, December 30, 2025 2:06:43 PM
To: Stood, Emily
Cc: Malkosky, Jessie; Buesing, Matthew; Stahr, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Thanks. I don't think a news flash is necessary.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 30, 2025 2:05 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stahr, Kevin <kstahr@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Since Jessie is out Matt just helped me get it posted. K*, do we want to send out a newsflash since an additional document has been posted?

Sorry for missing that originally.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, December 30, 2025 1:13 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

The staff report for 4 E State Street states that the Resolution 2019-73 is attached, but it was not and is not on the Development Projects page. Can we please correct this?

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 30, 2025 10:58 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

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Cc: Malkosky, Jessie; Buesing, Matthew; Stahr, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

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Emily Stood

Preservation Planner

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Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

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Alex Voigt

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Desk: [630.232.0000](tel:630.232.0000), [4101](tel:4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

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Alex

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City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

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Please do not hesitate to reach out with any questions.

Thank you,

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City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Malkosky, Jessie
Sent: Thursday, December 18, 2025 3:37:12 PM
To: Stahr, Kevin; DeGroot, David; Stood, Emily
Subject: RE: Meeting Video

Timestamps:

1. **Roll Call**
00:00:17
2. **Approval of Minutes:** November 18, 2025
00:00:50
3. **Review of Building Permit Applications** (Certificate of Appropriateness)
A. 521 South Street CASE 2025-115
00:01:20
4. **Public Hearing**
A. 4 E State Street CASE 2025-114
00:04:43
5. **Secretary's Report (Staff Updates)**
01:43:15
6. **New Business**
A. From the Commission
01:43:50
B. From the Public
01:45:40
7. **Adjournment**
01:47:57

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Stahr, Kevin <kstahr@geneva.il.us>

Sent: Wednesday, December 17, 2025 12:15 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>

Subject: Meeting Video

Last night's [HPC meeting video](#) has been uploaded to YouTube and posted on the City's website.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4111](tel:630.232.0000.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=KEVIN STAHRD8C
Sent: Friday, December 26, 2025 8:27:56 AM
To: David DeGroot; Stood, Emily
Subject: In The News - HPC

From the Aurora Beacon-News:

Geneva commission again denies demolition request for landmarked structure at old Mill Race Inn site



Linda Girardi/The Beacon-News

The remains of a limestone structure at 4 E. State St. in Geneva on the northern edge of the former Mill Race Inn property are seen in a photo from 2023. (Linda Girardi/For The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: December 26, 2025 at 6:00 AM CST

Some say it's an eyesore. Others appeal to its history. Some want to see it repurposed, others call for its demolition.

But before it became a site for public debates, the limestone structure at 4 E. State St. [had](#) many lives, according to the city of Geneva: it was a blacksmith shop in the 1840s, a carriage painting shop shortly after the turn of the 20th century and was part of the property of a longstanding Geneva restaurant that operated from the 1930s until it shuttered in 2011.

In more recent years, what remains of the limestone building on the northern edge of the former Mill Race Inn property has been a source of contention in Geneva. Its owner has on several occasions appealed to the city to tear it down, the city has denied its requests, and preservationists have joined the mix in attempts to keep it standing. Last week, the city's Historic Preservation Commission unanimously shot down another request by Dave Patzelt, the president of Geneva-based Shodeen Group, to demolish the structure.

Its future remains uncertain, however, as Shodeen has already filed an appeal of the commission's decision, meaning the Geneva City Council could still override the commission and vote to allow demolition. Discussion at the Dec. 16 meeting also led to a number of calls for redeveloping the property — another matter that's come before the city in the past.

These debates about the structure at the former Mill Race Inn property in downtown Geneva have been years in the making.

According to the city, the limestone building [was](#) first the Alexander Brothers' Blacksmith Shop in the mid-19th century. Among other things, it later was used as a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop.

The site of the property later was incorporated into an iconic restaurant, the Mill Race Inn.

After almost 80 years, the Mill Race Inn closed in 2011, and the property [was eventually acquired](#) by Geneva-based development company Shodeen Group. Demolition of most of the property [began](#) in 2016. At the time, city officials [said](#) the developer would evaluate the 1840s-era limestone sections to determine if the structure could be considered a historic landmark or be incorporated within any future development of the property.

In 2017, Shodeen [looked to demolish](#) the limestone building that had been part of the restaurant property, but the matter was put on hold early in 2018 after a Geneva resident [moved to get it designated as a historic landmark](#).

Later that year, the building [got](#) a landmark designation from the city, and preservationists advocated for repurposing the site for another use.

A residential development at the site [was considered](#) in 2019, but [later rejected](#) by the Geneva City Council.

Fast forward a few years, the Shodeen Family Foundation again requested permission to demolish the building, but it [was unanimously shot down](#) by the city's Historic Preservation Commission. Following an appeal by the developer, the City Council [affirmed](#) the commission's decision in 2023.

Later that year, the city [cited](#) the property owner for code violations, per documents from the city, and a ruling was made on the case in September 2025 in the city's favor, requiring that the building be made weather-tight.

Then, in recent months, Shodeen made a request for demolition again. The [application](#) by Patzelt claims that the stone structure "stands in the way of" redevelopment goals for the property and that "no positive impacts have been accomplished" in the eight years of discussions regarding the structure. The application asks the city to consider the demolition request on the grounds that the structure "is not in the best interest of the majority of the community."

At the Dec. 16 meeting Patzelt noted that, previously, part of the hold on the future of the building was to give residents additional time to find something that could be done with the structure.

"I would suggest that, whatever amount of time, that time has passed," Patzelt said. "It's been long enough. There's been several different attempts ... whether it's to find a buyer, to move the structure, to find somebody that is interested in renovating the structure or ... using it for some specific use."

He argued that the cost to repair the structure is in excess of what it's worth.

"The time has come that we need to make some further decisions on it," he said.

Several of the commissioners offered their opinions on the request at last week's meeting, and considered what the future of the property might look like.

Commissioner Jewel Jensen — pointing to the portion of Shodeen's application related to a failed stakeholder input initiative about the site — suggested that taxpayer-funded efforts to determine the property's future were not successful because the owner didn't ultimately submit development plans for approval, has not protected the structure from the elements and has not agreed to work with a study group about the site.

Jensen also noted the fine the owner has incurred from the city, questioning whether the city would have to pay it if the demolition request were to be approved.

Jensen also asked about the ownership, and Patzelt clarified that the property is no longer owned by Shodeen itself, but by the Mill Race Land Company, LLC. Shodeen [remains listed](#) as the contractor on the original application for demolition from October.

Some of the response to the request for demolition centered around the criticism that there had been no significant change since the last time Shodeen came to the city asking to tear down the structure.

"I just want to make clear ... that nothing has changed since 2023 in August when this commission denied demolition, with the exception of, I'm assuming, additional letters that are in favor of demolition being submitted to the commission," said Commissioner Kevin Phillips.

Patzelt said he would "admit that there's maybe no change," but reiterated that there had been a request for more time, more time had been given, and no solution has since materialized.

Phillips argued that, because that request for additional time didn't come from the commission, it was "irrelevant" from anything being different from its latest decision in 2023.

"Since that time, Shodeen has done nothing except drag the city into hearings in courts and question the (commission's) decision, and, in the meantime, has allowed that building to deteriorate such, to the point where, now, maybe many people in ... the community view it as an eyesore," Phillips said. "You're asking us to approve a demolition that basically is based on an eyesore that you've created."

Patzelt said he doesn't think much has changed from deterioration.

Commissioner Lisa McManus suggested that there should have been work on a development plan for the property.

"It's just not a property, right now, that's in good shape," she said. "And the reality is that we need, rather than have these conversations about taking the building down, for years we could've just presented something ... Shodeen could be making money on this property, but yet here we are entertaining another demo request."

Patzelt said that, to do so, Shodeen would need to know what is to be done with the structure in order to make a redevelopment plan.

And Commissioner Mike Riebe asked whether, if the structure must remain, Shodeen plans to let the property sit as is, rather than develop the site.

Patzelt said they would, and noted that structural engineers have said the walls and footings are not capable of sustaining any additional load, so they couldn't put an addition on the building.

During the meeting, a number of residents — split between those in favor and those against demolition — also advanced their suggestions about the site and what they hoped would come of it.

Several of those opposed to demolition spoke of their hopes that the site would ultimately be redeveloped.

"If the (commission) were to deny this demolition application, there is an opportunity for the former blacksmith shop to be part of a larger redevelopment at a minimal cost to the property owner," said Al Watts, the community engagement director of local nonprofit Preservation Partners of the Fox Valley. "Collaboration between the public and the owner with that goal in mind would likely accomplish something the community could be proud of that both honors the legacy of Geneva's industrial past and stimulates Geneva's future."

Alan Leahigh, of Geneva, said Shodeen is bringing forward a "false choice" between keeping the structure or demolition, suggesting that efforts to restore or redevelop the building would be "much more favorably received" by the community.

And Lee Eysturlid, who said he lives across the street from the structure, said whether the building is an "eyesore" is subjective, and criticized the "stonewalling of the process" as setting a precedent for the future. He also spoke about his view on preservation, including what the future of the site could end up as.

"It's not just the present of the history ... that you preserve, but it's the future of the history you preserve," Eysturlid said. "And it's not just the building, it's the space. And by removing the building, you open this space up to a six-story monolith. And I know that's not part of the point, but it is the point, because history is also into the future.

Otherwise, why are we preserving anything?"

Some individuals from the area felt otherwise, criticizing in particular the impact the deteriorating structure has on the neighborhood and the city's economic position.

Herb Nachreiner, of Elgin, said that even decades ago, the blacksmith shop "was a piece of junk, and it's even worse today." He noted that the site is essentially the gateway to Geneva's business district, and that businesses "never get a second chance at a first impression."

"Move on," Nachreiner said. "We're beating a dead horse with this building."

Similarly, Patrice Bertheau, of Geneva, pointed out that there is "no progress being made" on the property, and it is having an impact on "neighborhood pride and economic potential, as it discourages investment and tourism."

Another nearby resident of the structure, Ed Streibig, said he hopes there will be a sidewalk by the site for safety reasons, and that he is "here looking for progress."

"When I think about progress, the quickest way to progress seems like demolition," Streibig said. He suggested taking the stone blocks from the structure and incorporating them into a new structure.

Ultimately, after the public hearing on the proposal for demolition, the commission again considered the possibility, but ultimately landed in opposition to Patzelt's request.

Riebe said they haven't gotten a "good faith proposal" for redeveloping the site and suggested that Shodeen has just been "waiting and waiting and waiting to strongarm — whether it's us or City Council to give in, give them what they want."

"The differences between the petition ... to demo a few years ago versus today is that the property has sat longer," McManus added.

The commission also considered how it could judge what the consensus from the community is, and Jensen suggested that the owner and community don't have to be in opposition going forward.

“I believe that we can come to a solution if we do work together on this,” Jensen said.

The commission ultimately unanimously shot down the demolition permit request on Tuesday.

But Patzelt, in an email to The Beacon-News, says an appeal has been filed with the City Council, which the city also confirmed. A city spokesman said the date the council will consider the matter has not yet been determined.

The City Council has the ability to uphold, amend or reverse the commission’s decision, Historic Preservation Commission Chair Paul Zellmer noted at the Dec. 16 meeting. Per the city, the council [must vote](#) on the commission’s determination within 30 calendar days of an appeal being made. A reversal or modification of the commission’s decision requires a two-thirds majority of the aldermen.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

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Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Brenda Schory
Sent: Thursday, December 18, 2025 11:21:35 AM
To: Stahr, Kevin
Subject: Re: HPC Meeting Story

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Oh that's right, Zellmer voted too ...

I'll fix.

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



From: Stahr, Kevin <kstahr@geneva.il.us>
Sent: Thursday, December 18, 2025 11:21 AM
To: Brenda Schory <bschory@shawmedia.com>
Subject: HPC Meeting Story

Hi Brenda,

Just a small clarification for the [HPC meeting story](#). The story says the vote was 6-0. The vote was actually 7-0.

Thanks,
K*

Kevin Stahr
Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)
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kstahr@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: Brenda Schory
Sent: Thursday, December 18, 2025 11:24:47 AM
To: Stahr, Kevin
Subject: Re: HPC Meeting Story

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Of course they do. I was so focused on who said what, Zellmer's vote went right past me.

Thanks for your help in keeping me flying straight.

I so need the next two weeks off. I am totally toast.

-b

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



From: Stahr, Kevin <kstahr@geneva.il.us>
Sent: Thursday, December 18, 2025 11:23 AM
To: Brenda Schory <bschory@shawmedia.com>
Subject: RE: HPC Meeting Story

Correct. The chairs do vote at the Planning & Zoning Commission and Historic Preservation Commission levels.

Thanks for the help,
K*

Kevin Stahr
Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Brenda Schory <bschory@shawmedia.com>
Sent: Thursday, December 18, 2025 11:22 AM
To: Stahr, Kevin <kstahr@geneva.il.us>
Subject: Re: HPC Meeting Story

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Oh that's right, Zellmer voted too ...

I'll fix.

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



From: Stahr, Kevin <kstahr@geneva.il.us>
Sent: Thursday, December 18, 2025 11:21 AM
To: Brenda Schory <bschory@shawmedia.com>
Subject: HPC Meeting Story

Hi Brenda,

Just a small clarification for the [HPC meeting story](#). The story says the vote was 6-0. The vote was actually 7-0.

Thanks,
K*

Kevin Stahr

Communications Coordinator

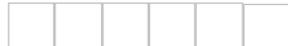
City of Geneva, Illinois
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kstahr@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Brenda Schory
Sent: Wednesday, December 17, 2025 10:25:40 AM
To: Stahr, Kevin
Subject: Re: Historic Preservation Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Oh you are the best!

Thank you.

-b

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



From: Stahr, Kevin <kstahr@geneva.il.us>
Sent: Wednesday, December 17, 2025 9:42 AM
To: Brenda Schory <bschory@shawmedia.com>
Subject: RE: Historic Preservation Commissioners

Hi Brenda,

Here are the names of the Historic Preservation Commissioners, starting on the right and going in a counterclockwise motion as if I were standing at the podium addressing the commission.

Right Side

Commissioner Mike Riebe (closest to podium)

Commissioner Kevin Phillips

Commissioner Jewel Jensen

Middle (from right to left as if I were speaking at the podium)

Assistant City Planner Jessie Malkosky

Historic Preservation Planner Emily Stood

City Attorney Ron Sandack

HPC Chair Paul Zellmer (where the Mayor sits)

Community Development Director David DeGroot

Meeting Minutes personnel

Left Side

Commissioner George Salomon (sitting by the flag)

Commissioner Lisa McManus

Commissioner Andrew Tobler (closest to the podium)

Regards,

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Brenda Schory <bschory@shawmedia.com>

Sent: Tuesday, December 16, 2025 9:44 PM

To: Stahr, Kevin <kstahr@geneva.il.us>

Cc: Stood, Emily <estood@geneva.il.us>

Subject: Historic Preservation Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Kevin, Emily,

I watched the HPC hearing tonight about the demolition petition on 4 E. State St.

Can you help me with who's who on the commission by where they were seated?

I figured out who the women were.

In my notes, I identified people by where they sat because I couldn't see names from where the recording was.

On the right, was Jewel Jensen.

Who were the two men seated on that side?

On the left, there's a man seated closest to the flag - his name?

Then there's Lisa McManus.

And then the man on the end. Last night he was wearing a red shirt - his name?

Thank you for your help.

I am sorry I could not be there in person.

Brenda Schory

Staff Writer

Kane County Chronicle

847-951-9125

bschory@shawmedia.com



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Please do not print this email unless it is absolutely necessary.

From: Voigt, Alex
Sent: Tuesday, December 16, 2025 3:27:30 PM
To: Stahr, Kevin
Subject: RE: Master Meeting Schedule

Yes, thank you – I had forgotten we discussed this. Appreciate the reminder!

And I'm glad the lunch was great, I'm sure she was happy to have you there as well.

Alex Voigt

City Administrator

City of Geneva, Illinois
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22 South First Street, Geneva, IL 60134
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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Stahr, Kevin <kstahr@geneva.il.us>
Sent: Tuesday, December 16, 2025 2:13 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Master Meeting Schedule

The lunch was great. I was glad to be there with Allie at school.

Our 2026 master meeting schedule, which you linked below, will be posted after all the 2025 meetings have concluded for the year. I think we have HPC tonight and SPAC tomorrow.

We also have our [website calendar](#), which I told you I have been working on this fall. That calendar has already been populated with the 2026 meeting dates.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
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Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 16, 2025 2:03 PM
To: Stahr, Kevin <kstahr@geneva.il.us>
Subject: Master Meeting Schedule

Hi K*,

One of the Alderpeeps asked me about the 2026 calendar, when do we typically get that out?

<https://www.geneva.il.us/DocumentCenter/View/1276/Master-Meeting-Schedule?bidid=>

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Naperville Sun

Sent: Monday, December 08, 2025 10:59:44 AM

To: Stahr, Kevin

Subject: First Congregational Church should be a landmark, commission says

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Naperville Sun

Monday, December 8, 2025

First Congregational Church should be Naperville landmark, commission says

Naperville's Historic Preservation Commission voted Thursday to recommend landmark status for the First Congregational Church.

[Read more ?](#)

Neuqua Valley's Nalia Clifford, a Wisconsin softball commit, is 'surprised' to reach basketball milestone

Before Neuqua Valley's game Wednesday, Nalia Clifford was unaware she needed only 22 points to reach 1,000.

[Read more ?](#)

17-year-old MLS Next Pro player Chase Adams is 'grateful' as he returns to Naperville after U-17 World Cup

Chase Adams, a former Naperville Central student-athlete, plays professionally for the Columbus Crew 2.

[Read more ?](#)

Five inches of snow blankets Chicago area on Sunday with quickest start to winter since 1978, weather officials say

The region was blanketed with 5 inches of snow in what a meteorologist at the National Weather Service called the "quickest start to winter" since 1978.

[Read more ?](#)

DuPagePads lands \$5 million grant from Bezos' Families Fund: 'It will change our clients' lives'

DuPagePads, which helps homeless people, received a \$5 million grant from Jeff Bezos and Lauren Sanchez Bezos' Day 1 Families Fund.

[Read more ?](#)

The Way We Were: Edward Hospital's grown from a building to campus over the years

Old photo from the Naperville Heritage Society shows Edward Hospital's grown from a building to campus over the years.

[Read more ?](#)

Racing simulation business gets early green light from Naperville planners

Racing simulation business on Route 59 gets OK from the Naperville Planning and Zoning Commission, heads to the city council.

[Read more ?](#)

Music Box, an immersive, interactive art piece, coming to downtown Naperville

An interactive outdoor art piece designed to delight the senses and evoke a sense of wonder will be set up in downtown Naperville.

[Read more ?](#)

Naperville council passes new e-bike age restrictions, fines for parents

New restrictions on e-bikes and scooters, including age limits and fines on parents, approved by the Naperville City Council.

[Read more ?](#)

Illinois' US Senate primary race shows candidates still must court shrinking downstate Democratic base

All three major Democratic Senate candidates hail from the Chicago region, potentially ending the upstate-downstate balance maintained by retiring Sen. Dick Durbin for 28 years.

[Read more ?](#)

From: Brenda Schory
Sent: Tuesday, December 16, 2025 9:43:44 PM
To: Stahr, Kevin
Cc: Stood, Emily
Subject: Historic Preservation Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Kevin, Emily,

I watched the HPC hearing tonight about the demolition petition on 4 E. State St.

Can you help me with who's who on the commission by where they were seated?

I figured out who the women were.

In my notes, I identified people by where they sat because I couldn't see names from where the recording was.

On the right, was Jewel Jensen.

Who were the two men seated on that side?

On the left, there's a man seated closest to the flag - his name?

Then there's Lisa McManus.

And then the man on the end. Last night he was wearing a red shirt - his name?

Thank you for your help.

I am sorry I could not be there in person.

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



From: Stahr, Kevin
Sent: Thursday, December 18, 2025 4:05:56 PM
To: Malkosky, Jessie; DeGroot, David; Stood, Emily
Subject: RE: Meeting Video

That has been posted.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Thursday, December 18, 2025 3:37 PM
To: Stahr, Kevin <kstahr@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: Meeting Video

Timestamps:

1. **Roll Call**
00:00:17
2. **Approval of Minutes:** November 18, 2025
00:00:50
3. **Review of Building Permit Applications** (Certificate of Appropriateness)
 - A. 521 South Street CASE 2025-115
00:01:20
4. **Public Hearing**
 - A. 4 E State Street CASE 2025-114
00:04:43
5. **Secretary's Report (Staff Updates)**
01:43:15
6. **New Business**
 - A. From the Commission
01:43:50
 - B. From the Public
01:45:40
7. **Adjournment**
01:47:57

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.470.4302)
jmalkosky@geneva.il.us

From: Stahr, Kevin <kstahr@geneva.il.us>
Sent: Wednesday, December 17, 2025 12:15 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Meeting Video

Last night's [HPC meeting video](#) has been uploaded to YouTube and posted on the City's website.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

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Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Stahr, Kevin
Sent: Thursday, December 18, 2025 11:23:04 AM
To: 'Brenda Schory'
Subject: RE: HPC Meeting Story

Correct. The chairs do vote at the Planning & Zoning Commission and Historic Preservation Commission levels.

Thanks for the help,
K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Brenda Schory <bschory@shawmedia.com>
Sent: Thursday, December 18, 2025 11:22 AM
To: Stahr, Kevin <kstahr@geneva.il.us>
Subject: Re: HPC Meeting Story

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Oh that's right, Zellmer voted too ...

I'll fix.

Brenda Schory

Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



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Sent: Thursday, December 18, 2025 11:21 AM
To: Brenda Schory <bschory@shawmedia.com>
Subject: HPC Meeting Story

Hi Brenda,

Just a small clarification for the [HPC meeting story](#). The story says the vote was 6-0. The vote was actually 7-0.

Thanks,
K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
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Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)
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kstahr@geneva.il.us

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From: Stahr, Kevin
Sent: Thursday, December 18, 2025 11:21:05 AM
To: Brenda Schory
Subject: HPC Meeting Story

Hi Brenda,

Just a small clarification for the [HPC meeting story](#). The story says the vote was 6-0. The vote was actually 7-0.

Thanks,

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Stahr, Kevin
Sent: Wednesday, December 17, 2025 2:05:53 PM
To: Buesing, Matthew
Cc: DeGroot, David; Stood, Emily
Subject: RE: 4 E State Demo - Development Projects Update

All set.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, December 17, 2025 1:31 PM
To: Stahr, Kevin <kstahr@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 4 E State Demo - Development Projects Update

Hey K*,

A news flash is scheduled for 3 pm today to announce the HPC's vote to deny the proposed demo. Let me know if any modifications should be made.

Thanks,

Matt Buesing

City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)

mbuesing@geneva.il.us

From: Stahr, Kevin
Sent: Wednesday, December 17, 2025 12:15:25 PM
To: DeGroot, David; Stood, Emily; Malkosky, Jessie
Subject: Meeting Video

Last night's [HPC meeting video](#) has been uploaded to YouTube and posted on the City's website.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

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Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Stahr, Kevin
Sent: Tuesday, December 16, 2025 2:12:41 PM
To: Voigt, Alex
Subject: RE: Master Meeting Schedule

The lunch was great. I was glad to be there with Allie at school.

Our 2026 master meeting schedule, which you linked below, will be posted after all the 2025 meetings have concluded for the year. I think we have HPC tonight and SPAC tomorrow.

We also have our [website calendar](#), which I told you I have been working on this fall. That calendar has already been populated with the 2026 meeting dates.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

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Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 16, 2025 2:03 PM
To: Stahr, Kevin <kstahr@geneva.il.us>
Subject: Master Meeting Schedule

Hi K*,

One of the Alderpeeps asked me about the 2026 calendar, when do we typically get that out?

<https://www.geneva.il.us/DocumentCenter/View/1276/Master-Meeting-Schedule?bidid=>

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Stahr, Kevin
Sent: Wednesday, December 17, 2025 9:42:22 AM
To: 'Brenda Schory'
Subject: RE: Historic Preservation Commissioners

Hi Brenda,

Here are the names of the Historic Preservation Commissioners, starting on the right and going in a counterclockwise motion as if I were standing at the podium addressing the commission.

Right Side

Commissioner Mike Riebe (closest to podium)

Commissioner Kevin Phillips

Commissioner Jewel Jensen

Middle (from right to left as if I were speaking at the podium)

Assistant City Planner Jessie Malkosky

Historic Preservation Planner Emily Stood

City Attorney Ron Sandack

HPC Chair Paul Zellmer (where the Mayor sits)

Community Development Director David DeGroot

Meeting Minutes personnel

Left Side

Commissioner George Salomon (sitting by the flag)

Commissioner Lisa McManus

Commissioner Andrew Tobler (closest to the podium)

Regards,

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Brenda Schory <bschory@shawmedia.com>

Sent: Tuesday, December 16, 2025 9:44 PM

To: Stahr, Kevin <kstahr@geneva.il.us>

Cc: Stood, Emily <estood@geneva.il.us>

Subject: Historic Preservation Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Kevin, Emily,

I watched the HPC hearing tonight about the demolition petition on 4 E. State St.

Can you help me with who's who on the commission by where they were seated?

I figured out who the women were.

In my notes, I identified people by where they sat because I couldn't see names from where the recording was.

On the right, was Jewel Jensen.

Who were the two men seated on that side?

On the left, there's a man seated closest to the flag - his name?

Then there's Lisa McManus.

And then the man on the end. Last night he was wearing a red shirt - his name?

Thank you for your help.

I am sorry I could not be there in person.

Brenda Schory

Staff Writer

Kane County Chronicle

847-951-9125

bschory@shawmedia.com

SHAW MEDIA
Your Most Trusted Local Source

From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

Shodeen shot down in showdown: Judge affirms Geneva ruling on 1840s blac...

[Kane County Circuit Judge Elizabeth Flood ruled this week that Geneva developer Shodeen Group cannot evade the c...](#)

There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument, that also fell flat as why weren't other vacant buildings (Campana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.
6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturid

From: Lee Eysturid
Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturid
108 Oak St, Geneva

--

Lee W. Eysturid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Scott

Sent: Sunday, December 28, 2025 3:04:51 PM

To: Kilburg, Dean; Furnish, Larry

Cc: Burns, Kevin

Subject: Please save the 1840s blacksmith shop!

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I live in the Third Ward 3 blocks southeast of the 180-year-old blacksmith shop and value Geneva's heritage. Please do not overrule or modify the HPC's unanimous decision (I submitted comments before their meeting). The property owners knew what they were getting into. I'm fine with putting a roof on it and strengthening it, with a nice sign, with graphics, telling the many passersby on 38 what it is. It is so much more important to our city than a structure one might find in, say, Schaumburg.

Thank you for your consideration and your service.

-- Scott McMurray

302 Chalmers Street

From: Colin C. Campbell
Sent: Saturday, December 27, 2025 1:36:09 PM
To: Furnish, Larry
Subject: The Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Alderman Furnish

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change its mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Furnish, Larry
Sent: Tuesday, January 13, 2026 2:49:53 PM
To: Erica Eysturlid; Kilburg, Dean
Subject: Re: vote no to petition to demolish historic Blacksmith shop

Hi Erica

This is the only email that I have on this account. You mentioned that you text me also. I could not find any text messages . I would like you to resend the text to 6303637854.

I do respond to people in Geneva that reach out to my email or text. Some questions are directed to multiple people and if someone else sends the question to the responsible party, I usually do not duplicate the message. I also talk to people while out in the community.

I would be available to meet with you to talk about the Mill Race Inn or any other issues.

Thanks

Larry Furnish

From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Hello,

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Shodeen shot down in showdown: Judge affirms Geneva ruling on 1840s blac...

[Kane County Circuit Judge Elizabeth Flood ruled this week that Geneva developer Shodeen Group cannot evade the c...](#)

There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

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5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.
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I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturliid

From: Carla Lech

Sent: Friday, January 16, 2026 1:39:53 PM

To: pdf

Subject: [THIS EMAIL MAY BE SPAM] Permit application 1809 Williamsburg Ave. Geneva, IL 60134

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good Afternoon,

Please see attached permit application and supporting documents to replace entry and storm door.
If you need any additional information please let me know. Thank you.

Sincerely,
Carla Lech



CARLA LECH
Project Manager

(630) 323-6398

 Carla@nextdoorandwindow.com

 www.nextdoorandwindow.com



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From: Stood, Emily
Sent: Thursday, January 15, 2026 11:59:04 AM
To: 'kat@IREsolar.com'
Cc: Johnson, Lauri; Reith, Christine
Subject: 327 Hamilton Street HPC Review

Hello,

Your HPC review of the solar panel installation at 327 Hamilton Street, Geneva IL has been administratively approved, as attached. The HPC approval has been forwarded to the Building Department, who will continue to communicate with you during the permit review process.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, December 17, 2025 8:48:27 AM
To: 'Jon Rae'
Cc: Reith, Christine; Johnson, Lauri
Subject: 521 South Street HPC Review

Good morning Jon,

Attached is your approved HPC review for the permit change at 521 South Street. Thank you as always for working with the HPC!

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 09, 2025 10:05:43 AM
To: Johnson, Lauri; Reith, Christine
Cc: Malkosky, Jessie
Subject: 2026 HPC Schedule

Updated schedule is attached!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 09, 2025 11:06:24 AM
To: Johnson, Lauri
Subject: RE: 2026 HPC Schedule

Attached an updated version! Thanks for the heads up on the permit changes.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Tuesday, December 9, 2025 10:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: 2026 HPC Schedule

Perfect.

Do you have a pdf of the application page also?

Lauri Johnson

Permit Technician

City of Geneva, Illinois
Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4306](tel:630.232.4306)
ljohnson@geneva.il.us
[Permits Link](#)

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 10:06 AM
To: Johnson, Lauri <ljohnson@geneva.il.us>; Reith, Christine <creith@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 2026 HPC Schedule

Updated schedule is attached!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Dale Phelps
Sent: Monday, December 01, 2025 12:01:40 PM
To: Johnson, Lauri
Subject: Re: Historic Preservation Application - 410 S River Lane

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Attached photo is the style. I sent the link to the owners to fill out. I'm the contractor. Thank you!

Dale Phelps

Inside Sales and Account Manager
Complete Fence - Since 1976
dphelps@cnifence.com
216-777-0950

940 Kingsland Dr.
Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Monday, December 1, 2025 10:56:49 AM
To: Dale Phelps <dphelps@cnifence.com>
Subject: Historic Preservation Application - 410 S River Lane

You don't often get email from ljohnson@geneva.il.us. [Learn why this is important](#)

Hi Dale,

Please see attached application for the historic department:

<https://www.geneva.il.us/DocumentCenter/View/289/HPC-Building-Permit-App?bidid=>

Could you also send over a picture of the fence to submit to historic?

Thank you,

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>
Sent: Tuesday, November 25, 2025 12:30 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Re: Fence Permit - 410 S River Lane, Geneva

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Sorry I sent it over Thursday

Dale Phelps

Inside Sales and Account Manager
Complete Fence - Since 1976
dphelps@cnifence.com

216-777-0950

940 Kingsland Dr.
Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Tuesday, November 25, 2025 12:36:50 PM
To: Dale Phelps <dphelps@cnifence.com>
Subject: RE: Fence Permit - 410 S River Lane, Geneva

You don't often get email from ljohnson@geneva.il.us. [Learn why this is important](#)

Hi Dale,

I don't see anything attached.

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:630.232.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>
Sent: Tuesday, November 25, 2025 10:31 AM
To: pdf <pdf@geneva.il.us>
Subject: Fence Permit - 410 S River Lane, Geneva

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning. Please see the attached permit application.



Dale Phelps

Account Manager
Complete Fence - Since 1976

dphelps@cnifence.com

8157619338

216.777.0950

940 Kingsland Dr.
Batavia, IL 60510

completefence.com



The City of Geneva, Illinois Since 1835

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The City of Geneva, Illinois Since 1835

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Dale Phelps
Sent: Wednesday, December 10, 2025 4:04:51 PM
To: Johnson, Lauri
Subject: [THIS EMAIL MAY BE SPAM] Re: Historic Preservation Application - 410 S River Lane

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Lauri, please see attached. Permit Historic Presevation App for 410 S River Lane. Thank you!



Dale Phelps
Account Manager
Complete Fence - Since 1976

✉ dphelps@cnifence.com

☎ 8157619338

📞 216.777.0950

📍 940 Kingsland Dr.
Batavia, IL 60510

🌐 completefence.com



From: Dale Phelps <dphelps@cnifence.com>
Sent: Monday, December 1, 2025 12:01 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Re: Historic Preservation Application - 410 S River Lane

Attached photo is the style. I sent the link to the owners to fill out. I'm the contractor. Thank you!

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Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Monday, December 1, 2025 10:56:49 AM
To: Dale Phelps <dphelps@cnifence.com>
Subject: Historic Preservation Application - 410 S River Lane

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Hi Dale,

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Could you also send over a picture of the fence to submit to historic?

Thank you,

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109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

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Sent: Tuesday, November 25, 2025 12:30 PM

To: Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Re: Fence Permit - 410 S River Lane, Geneva

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Sorry I sent it over Thursday

Dale Phelps

Inside Sales and Account Manager

Complete Fence - Since 1976

dphelps@cnifence.com

216-777-0950

940 Kingsland Dr.

Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>

Sent: Tuesday, November 25, 2025 12:36:50 PM

To: Dale Phelps <dphelps@cnifence.com>

Subject: RE: Fence Permit - 410 S River Lane, Geneva

You don't often get email from ljohnson@geneva.il.us. [Learn why this is important](#)

Hi Dale,

I don't see anything attached.

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Tuesday, November 25, 2025 10:31 AM

To: pdf <pdf@geneva.il.us>

Subject: Fence Permit - 410 S River Lane, Geneva

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Good morning. Please see the attached permit application.



Dale Phelps
Account Manager
Complete Fence - Since 1976

✉ dphelps@cnifence.com

☎ 8157619338

📞 216.777.0950

📍 940 Kingsland Dr.
Batavia, IL 60510

🌐 completefence.com



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Please do not print this email unless it is absolutely necessary.

From: Dale Phelps
Sent: Wednesday, December 10, 2025 4:30:29 PM
To: Johnson, Lauri
Subject: [THIS EMAIL MAY BE SPAM] Re: Historic Preservation Application - 410 S River Lane

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Thank you!



Dale Phelps
Account Manager
Complete Fence - Since 1976

✉ dphelps@cnifence.com

☎ 8157619338

📞 216.777.0950

📍 940 Kingsland Dr.
Batavia, IL 60510

🌐 completefence.com



From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Wednesday, December 10, 2025 4:21 PM
To: Dale Phelps <dphelps@cnifence.com>
Subject: RE: Historic Preservation Application - 410 S River Lane

I will do that.

Thank you,

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>
Sent: Wednesday, December 10, 2025 4:19 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Historic Preservation Application - 410 S River Lane
Importance: Low

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Will you email once approved? Thank you!



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From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Wednesday, December 10, 2025 4:14 PM
To: Dale Phelps <dphelps@cnifence.com>
Subject: RE: Historic Preservation Application - 410 S River Lane

Thank you.

Lauri Johnson

Permit Technician

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Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)
ljohnson@geneva.il.us
[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>
Sent: Wednesday, December 10, 2025 4:05 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Historic Preservation Application - 410 S River Lane
Importance: Low

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Lauri, please see attached. Permit Historic Presevation App for 410 S River Lane. Thank you!



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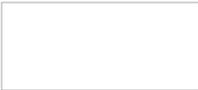
From: Dale Phelps <dphelps@cnifence.com>
Sent: Monday, December 1, 2025 12:01 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Re: Historic Preservation Application - 410 S River Lane

Attached photo is the style. I sent the link to the owners to fill out. I'm the contractor. Thank you!

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[216-777-0950](tel:216-777-0950)

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Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Monday, December 1, 2025 10:56:49 AM
To: Dale Phelps <dphelps@cnifence.com>
Subject: Historic Preservation Application - 410 S River Lane

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Hi Dale,

Please see attached application for the historic department:

<https://www.geneva.il.us/DocumentCenter/View/289/HPC-Building-Permit-App?bidid=>

Could you also send over a picture of the fence to submit to historic?

Thank you,

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Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

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ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Tuesday, November 25, 2025 10:31 AM

To: pdf <pdf@geneva.il.us>

Subject: Fence Permit - 410 S River Lane, Geneva

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Good morning. Please see the attached permit application.



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To: Johnson, Lauri
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Sent: Wednesday, December 10, 2025 4:14 PM
To: Dale Phelps <dphelps@cnifence.com>
Subject: RE: Historic Preservation Application - 410 S River Lane

Thank you.

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

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Batavia, IL 60510



completefence.com

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Sent: Monday, December 1, 2025 10:56:49 AM
To: Dale Phelps <dphelps@cnifence.com>
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You don't often get email from ljohnson@geneva.il.us. [Learn why this is important](#)

Hi Dale,

Please see attached application for the historic department:

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Could you also send over a picture of the fence to submit to historic?

Thank you,

Lauri Johnson

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City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>
Sent: Tuesday, November 25, 2025 12:30 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Re: Fence Permit - 410 S River Lane, Geneva

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Batavia, IL 60510



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From: Johnson, Lauri <ljohnson@geneva.il.us>

Sent: Tuesday, November 25, 2025 12:36:50 PM

To: Dale Phelps <dphelps@cnifence.com>

Subject: RE: Fence Permit - 410 S River Lane, Geneva

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Hi Dale,

I don't see anything attached.

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division

109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:630.232.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Tuesday, November 25, 2025 10:31 AM

To: pdf <pdf@geneva.il.us>

Subject: Fence Permit - 410 S River Lane, Geneva

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Good morning. Please see the attached permit application.



Dale Phelps

Account Manager

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From: Johnson, Lauri
Sent: Tuesday, December 09, 2025 11:10:44 AM
To: Stood, Emily
Subject: RE: 2026 HPC Schedule

Thank you!

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:630.232.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 11:06 AM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: RE: 2026 HPC Schedule

Attached an updated version! Thanks for the heads up on the permit changes.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Tuesday, December 9, 2025 10:09 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: 2026 HPC Schedule

Perfect.

Do you have a pdf of the application page also?

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:630.232.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 9, 2025 10:06 AM
To: Johnson, Lauri <ljohnson@geneva.il.us>; Reith, Christine <creith@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 2026 HPC Schedule

Updated schedule is attached!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Johnson, Lauri
Sent: Tuesday, December 09, 2025 10:08:54 AM
To: Stood, Emily
Subject: RE: 2026 HPC Schedule

Perfect.

Do you have a pdf of the application page also?

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Stood, Emily <estood@geneva.il.us>

Sent: Tuesday, December 9, 2025 10:06 AM

To: Johnson, Lauri <ljohnson@geneva.il.us>; Reith, Christine <creith@geneva.il.us>

Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>

Subject: 2026 HPC Schedule

Updated schedule is attached!

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Johnson, Lauri
Sent: Monday, December 01, 2025 10:56:49 AM
To: 'Dale Phelps'
Subject: Historic Preservation Application - 410 S River Lane

Hi Dale,

Please see attached application for the historic department:

<https://www.geneva.il.us/DocumentCenter/View/289/HPC-Building-Permit-App?bidId=>

Could you also send over a picture of the fence to submit to historic?

Thank you,

Lauri Johnson

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City of Geneva, Illinois

Community Development Department, Building Division

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Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Tuesday, November 25, 2025 12:30 PM

To: Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Re: Fence Permit - 410 S River Lane, Geneva

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Sorry I sent it over Thursday

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From: Johnson, Lauri
Sent: Wednesday, December 10, 2025 4:21:32 PM
To: 'Dale Phelps'
Subject: RE: Historic Preservation Application - 410 S River Lane

I will do that.

Thank you,

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000.4306](tel:630.232.0000.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>
Sent: Wednesday, December 10, 2025 4:19 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] Re: Historic Preservation Application - 410 S River Lane
Importance: Low

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Subject: RE: Historic Preservation Application - 410 S River Lane

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ljohnson@geneva.il.us

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✉ dphelps@cnifence.com

☎ 8157619338

📞 216.777.0950

📍 940 Kingsland Dr.
Batavia, IL 60510

🌐 completefence.com



From: Dale Phelps <dphelps@cnifence.com>

Sent: Monday, December 1, 2025 12:01 PM

To: Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Re: Historic Preservation Application - 410 S River Lane

Attached photo is the style. I sent the link to the owners to fill out. I'm the contractor. Thank you!

Dale Phelps

Inside Sales and Account Manager

Complete Fence - Since 1976

dphelps@cnifence.com

216-777-0950

940 Kingsland Dr.

Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>

Sent: Monday, December 1, 2025 10:56:49 AM

To: Dale Phelps <dphelps@cnifence.com>

Subject: Historic Preservation Application - 410 S River Lane

You don't often get email from ljohnson@geneva.il.us. [Learn why this is important](#)

Hi Dale,

Please see attached application for the historic department:

<https://www.geneva.il.us/DocumentCenter/View/289/HPC-Building-Permit-App?bidId=>

Could you also send over a picture of the fence to submit to historic?

Thank you,

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000.4306](tel:630.232.0000.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Tuesday, November 25, 2025 12:30 PM

To: Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Re: Fence Permit - 410 S River Lane, Geneva

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Sorry I sent it over Thursday

Dale Phelps

Inside Sales and Account Manager

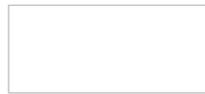
Complete Fence - Since 1976

dphelps@cnifence.com

216-777-0950

940 Kingsland Dr.

Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>

Sent: Tuesday, November 25, 2025 12:36:50 PM

To: Dale Phelps <dphelps@cnifence.com>

Subject: RE: Fence Permit - 410 S River Lane, Geneva

You don't often get email from ljohnson@geneva.il.us. [Learn why this is important](#)

Hi Dale,

I don't see anything attached.

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000.4306](tel:630.232.0000.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Tuesday, November 25, 2025 10:31 AM

To: pdf <pdf@geneva.il.us>

Subject: Fence Permit - 410 S River Lane, Geneva

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning. Please see the attached permit application.

| Dale Phelps



Account Manager
Complete Fence - Since 1976

-  dphelps@cnifence.com
-  8157619338
-  216.777.0950
-  940 Kingsland Dr.
Batavia, IL 60510
-  completefence.com



The City of Geneva, Illinois Since 1835

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From: Johnson, Lauri
Sent: Wednesday, December 10, 2025 4:14:06 PM
To: 'Dale Phelps'
Subject: RE: Historic Preservation Application - 410 S River Lane

Thank you.

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Wednesday, December 10, 2025 4:05 PM

To: Johnson, Lauri <ljohnson@geneva.il.us>

Subject: [THIS EMAIL MAY BE SPAM] Re: Historic Preservation Application - 410 S River Lane

Importance: Low

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Lauri, please see attached. Permit Historic Presevation App for 410 S River Lane. Thank you!



Dale Phelps

Account Manager
Complete Fence - Since 1976

dphelps@cnifence.com

8157619338

216.777.0950

940 Kingsland Dr.
Batavia, IL 60510

completefence.com



From: Dale Phelps <dphelps@cnifence.com>

Sent: Monday, December 1, 2025 12:01 PM

To: Johnson, Lauri <ljohnson@geneva.il.us>

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Dale Phelps

Inside Sales and Account Manager

Complete Fence - Since 1976

dphelps@cnifence.com

216-777-0950

940 Kingsland Dr.

Batavia, IL 60510



completefence.com

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Monday, December 1, 2025 10:56:49 AM
To: Dale Phelps <dphelps@cnifence.com>
Subject: Historic Preservation Application - 410 S River Lane

You don't often get email from ljohnson@geneva.il.us. [Learn why this is important](#)

Hi Dale,

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Thank you,

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>
Sent: Tuesday, November 25, 2025 12:30 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Re: Fence Permit - 410 S River Lane, Geneva

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Sorry I sent it over Thursday

Dale Phelps

Inside Sales and Account Manager

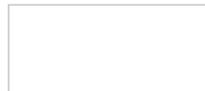
Complete Fence - Since 1976

dphelps@cnifence.com

216-777-0950

940 Kingsland Dr.

Batavia, IL 60510



completefence.com

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Sent: Tuesday, November 25, 2025 12:36:50 PM
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Subject: RE: Fence Permit - 410 S River Lane, Geneva

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Hi Dale,

I don't see anything attached.

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: 630.232.0000, 4306

ljohnson@geneva.il.us

[Permits Link](#)

From: Dale Phelps <dphelps@cnifence.com>

Sent: Tuesday, November 25, 2025 10:31 AM

To: pdf <pdf@geneva.il.us>

Subject: Fence Permit - 410 S River Lane, Geneva

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Good morning. Please see the attached permit application.



Dale Phelps

Account Manager
Complete Fence - Since 1976

 dphelps@cnifence.com

 8157619338

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 940 Kingsland Dr.
Batavia, IL 60510

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily

Sent: Wednesday, January 07, 2026 12:32:57 PM

To: Buesing, Matthew

Subject: Developments Page Update

Hi,

Attached are the documents to upload to the developments page when you get a chance. I think they should all work under a subheading like "December 16th Historic Preservation Commission Meeting Materials."

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Rebecca Baltikas

Sent: Tuesday, December 30, 2025 2:53:57 PM

To: Malkosky, Jessie

Cc: Buesing, Matthew; Stood, Emily; DeGroot, David

Subject: December Invoice - Baltikas

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Attached, you'll find the billing details for the month of December. Please note there is one meeting from November that had not yet been invoiced. For your awareness, I completely understand if this needs to be omitted and resubmitted.

Thank you very much,

Becca

From: Stood, Emily
Sent: Tuesday, December 30, 2025 1:58:00 PM
To: Buesing, Matthew
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, December 30, 2025 1:13 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

The staff report for 4 E State Street states that the Resolution 2019-73 is attached, but it was not and is not on the Development Projects page. Can we please correct this?

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the “retention of the structure would cause the owner undue economic hardship”. The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment . The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Buesing, Matthew
Sent: Wednesday, December 17, 2025 1:30:32 PM
To: Stahr, Kevin
Cc: DeGroot, David; Stood, Emily
Subject: 4 E State Demo - Development Projects Update

Hey K*,

A news flash is scheduled for 3 pm today to announce the HPC's vote to deny the proposed demo. Let me know if any modifications should be made.

Thanks,

Matt Buesing

City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4303](tel:4303)

mbuesing@geneva.il.us

From: Jerdee, Brad
Sent: Tuesday, December 16, 2025 10:40:55 AM
To: Dean, Matthew; Pech, Bob
Cc: Passarelli, Eric; Maduzia, Brian
Subject: RE: Police Presence at HPC Meeting Tonight

I'll work it if no one else wants to

Brad Jerdee, Badge #108
Administrative Sergeant

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.938.4532](tel:630.938.4532)
bjerde@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:32 AM
To: Pech, Bob <bpech@geneva.il.us>
Cc: Passarelli, Eric <passarelli@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>; Jerdee, Brad <bjerde@geneva.il.us>
Subject: FW: Police Presence at HPC Meeting Tonight

Bob,

CH is requesting an officer rather last minute for a Historic Preservation Meeting tonight at 1900 at CH. Can you please start checking with today's dayshift then follow the typical protocol for immediate overtime to see if we can get it filled. Thanks!

Matthew Dean
Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

Hi Matt,

We are having a Historic Preservation Commission meeting tonight at 7pm at City Hall that I anticipate will be contentious. I know it is last minute, but would you be able to spare a police officer to babysit the room for us tonight?

Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Tuesday, December 16, 2025 10:20:41 AM
To: Dean, Matthew
Cc: Stood, Emily; DeGroot, David
Subject: RE: Police Presence at HPC Meeting Tonight

Thank you.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Dean, Matthew <mdean@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:20 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

Hi Jesse,

We can certainly try. I'll let you know.

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois

Geneva Police Department
20 Police Plaza, Geneva, IL 60134

Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

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Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Pech, Bob
Sent: Tuesday, December 16, 2025 10:32:53 AM
To: Dean, Matthew
Subject: Re: Police Presence at HPC Meeting Tonight

I'll see what can be done.
Sent from my iPhone

On Dec 16, 2025, at 10:31?AM, Dean, Matthew <mdean@geneva.il.us> wrote:

?
Bob,

CH is requesting an officer rather last minute for a Historic Preservation Meeting tonight at 1900 at CH. Can you please start checking with todays dayshift then follow the typical protocol for immediate overtime to see if we can get it filled. Thanks!

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

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To: Dean, Matthew <mdean@geneva.il.us>
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City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Tuesday, December 16, 2025 9:47:57 AM
To: Dean, Matthew
Cc: Stood, Emily; DeGroot, David
Subject: Police Presence at HPC Meeting Tonight

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Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

From: Dean, Matthew
Sent: Tuesday, December 16, 2025 10:45:24 AM
To: Jerdee, Brad
Subject: RE: Police Presence at HPC Meeting Tonight

Partly why I cc'd you to start with!

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois

Geneva Police Department
20 Police Plaza, Geneva, IL 60134

Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Jerdee, Brad <bjerde@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:41 AM
To: Dean, Matthew <mdean@geneva.il.us>; Pech, Bob <bpech@geneva.il.us>
Cc: Passarelli, Eric <passarelli@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>
Subject: RE: Police Presence at HPC Meeting Tonight

I'll work it if no one else wants to

Brad Jerdee, Badge #108

Administrative Sergeant

City of Geneva, Illinois

Geneva Police Department
20 Police Plaza, Geneva, IL 60134

Desk: [630.938.4532](tel:630.938.4532)
bjerde@geneva.il.us

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Sent: Tuesday, December 16, 2025 10:32 AM
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Cc: Passarelli, Eric <passarelli@geneva.il.us>; Maduzia, Brian <bmaduzia@geneva.il.us>; Jerdee, Brad <bjerde@geneva.il.us>
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Deputy Chief of Police Services

City of Geneva, Illinois

Geneva Police Department
20 Police Plaza, Geneva, IL 60134

Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

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Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
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Thank you,

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Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

From: Dean, Matthew
Sent: Tuesday, December 16, 2025 10:34:53 AM
To: Pech, Bob
Cc: Maduzia, Brian
Subject: RE: Police Presence at HPC Meeting Tonight

Thanks! We appreciate it!

I'm planning on leaving at some point soon to get some plumbing work done at home. Unless you find a buyer in the next 30 minutes or so, you'll probably have to coordinate some with Brian.

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Pech, Bob <bpech@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:33 AM
To: Dean, Matthew <mdean@geneva.il.us>
Subject: Re: Police Presence at HPC Meeting Tonight

I'll see what can be done.
Sent from my iPhone

On Dec 16, 2025, at 10:31?AM, Dean, Matthew <mdean@geneva.il.us> wrote:

?
Bob,

CH is requesting an officer rather last minute for a Historic Preservation Meeting tonight at 1900 at CH. Can you please start checking with today's dayshift then follow the typical protocol for immediate overtime to see if we can get it filled. Thanks!

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

Hi Matt,

We are having a Historic Preservation Commission meeting tonight at 7pm at City Hall that I anticipate will be contentious. I know it is last minute, but would you be able to spare a police officer to babysit the room for us tonight?

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000_4302](tel:630.232.0000_4302)

From: Dean, Matthew
Sent: Tuesday, December 16, 2025 10:31:34 AM
To: Pech, Bob
Cc: Passarelli, Eric; Maduzia, Brian; Jerdee, Brad
Subject: FW: Police Presence at HPC Meeting Tonight

Bob,

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Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

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Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

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Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000_4302](tel:630.232.0000_4302)
jmalkosky@geneva.il.us

From: Dean, Matthew
Sent: Tuesday, December 16, 2025 10:19:31 AM
To: Malkosky, Jessie
Subject: RE: Police Presence at HPC Meeting Tonight

Hi Jesse,

We can certainly try. I'll let you know.

Matthew Dean

Deputy Chief of Police Services

City of Geneva, Illinois
Geneva Police Department
20 Police Plaza, Geneva, IL 60134
Desk: [630.232.4736](tel:630.232.4736)
mdean@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, December 16, 2025 9:48 AM
To: Dean, Matthew <mdean@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Police Presence at HPC Meeting Tonight

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Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Paschke, Martha
Sent: Sunday, January 04, 2026 3:09:07 PM
To: Colin C. Campbell
Subject: Re: The Blacksmith Shop

Thank you for the input, Colin. I will keep this in mind as I weigh the decision in front of us.

Peace,

Martha

On Dec 27, 2025, at 1:39?PM, Colin C. Campbell <cccampbell38@gmail.com> wrote:

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Alderwoman Paschke,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

<SMALL - RES-BRIDGE-01.png>

From: Paschke, Martha
Sent: Sunday, December 21, 2025 11:50:40 AM
To: Kim March
Subject: Re: Blacksmith Shop

Hi Kim,

Thank you for reaching out.
I also watched the meeting and will be keeping your thoughts in mind going forward.

Thank you,

Martha
Sent from my iPhone

On Dec 18, 2025, at 4:24?PM, Kim March <kmarch56@gmail.com> wrote:

?

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Dear Martha,

I watched the HPC meeting on the blacksmith shop demolition and I'm not sure how you are going to figure out if the majority of Genevans are for the demolition of the blacksmith shop, but you can put me down for NOT demolishing it. Once a historic building is gone you can NEVER get it back. I believe Shodeen is gaslighting the citizens of Geneva by doing nothing to preserve the building and that they are waiting for it to fall over so they can say it's not safe and needs to go. I also believe a person/business MUST pay the fines levied, but apparently Shodeen believes the law doesn't apply to them.

If Shodeen petitions the city council for demolition I hope you vote to preserve the blacksmith shop.

On another note, I watched a past city council meeting where you mentioned a get together with the citizens of ward 4 but unfortunately I didn't see the video until after the fact. If you have another one could you please email me so I can attend.

Thank you,
Kim March
120 S Pine St, Geneva, IL 60134

Sent: Sunday, January 11, 2026 3:47:33 PM

To: Elizabeth Safanda

Subject: Re: Request for demolition

Dear Liz,

Thank you very much for your letter in support of the HPC's decision to oppose demolition of the Blacksmith Shop. I appreciate your perspectives on this issue.

Yours sincerely,

Mark Reinecke

From: Elizabeth Safanda <esafanda@outlook.com>

Sent: Saturday, January 10, 2026 11:01:36 AM

To: Reinecke, Mark

Subject: Request for demolition

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I strongly urge city council members to confirm the Dec 16 decision of Geneva's Historic Preservation Comm, denying the Shodeen corporation proposal to demolish the original blacksmith shop.

In his third application to get approval for demolition, the Corp has not presented any new factors that would override earlier decisions,

In 2014, the Chicago Tribune quoted Shodeen's intention to respect and retain the historic features of this site. Instead, he has defied the will of the community and the courts ---- and the end result may well be **demolition by neglect**.

If the demolition proposal is rejected (with your help), then the community can pursue creative options for future development of the site.

With gratitude for all the time and energy you devote to community issues:

Liz Safanda

630-853-1765

From: Malecki, William
Sent: Friday, January 16, 2026 1:53:06 PM
To: James Radecki; Reinecke, Mark
Subject: Re: Motion for Reconsideration

Mr. Radecki,

Thanks for your email and for your past service as alderperson as well.

I apologize for the delayed response.

I've been keeping a careful eye on this over the years and did not take my vote lightly. I understand the arguments from both sides and received thoughtful responses from a variety of residents.

I took great care in revisiting the lengthy discussions and the decisions that my predecessors had made in regard to this property and this specific historical landmark. The structure was designated a historical landmark by the city through the proper channels, and the applicant has failed to de-designate the property as such. The issue has been brought up repeatedly, and the city has remained steadfast, collectively through the HPC and via City Council.

No matter the condition of the structure, it is still deemed a historical landmark and that carried a significant weight as I personally deliberated over the topic at hand.

Respectfully,

William Malecki
Alderson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742

From: James Radecki <jimradecki@icloud.com>
Sent: Tuesday, January 13, 2026 11:42:04 AM
To: Reinecke, Mark; Malecki, William
Subject: Motion for Reconsideration

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am asking you both, as the rules allow, to request a motion for reconsideration of your vote at your next meeting regarding last night's vote on the Mill Race Inn demolition request. As a past three term member of the Geneva City Council and strong supporter of reasonable historic preservation I hope you consider this request. I participated in the year long discussion of our current HP ordinance and while objecting to the owner consent issue, still voted to approve the ordinance. As a whole it is excellent and I did not wish to throw the baby out with the bath water.

I won't rehash the already exhaustive discussion on the pro and con issues. However, I believe there are 2 strong arguments to be made for your reconsideration.

First is the fact that the sitting majority of Council members who represent the majority of people in Geneva voted for conditional redevelopment/demolition. But for the super majority requirement based on the HPC unanimous vote, the redevelopment would proceed. If conditional demolition and redevelopment did not have such wide support from the council I would not be writing to you.

Second, I believe you are not elected leaders but rather our elected representatives. To borrow from Alderson Reinecke's theme last night, I think there are some things we can all agree upon. Foremost, if the question was put to the voters in a referendum we would no doubt overwhelmingly support the conditional demolition and redevelopment of the property. I understand that your responsibilities on the council exceed simply polling your constituents. However, if you are going to break from them on such an important issue then you should be 100% confident in your position. If not, I think it is best to go with the collective wisdom and support your constituents.

The reality is that you may feel 49% in favor of an issue but since you vote in a whole number you must cast your vote the other way. It is what makes your position challenging at times. So my request again is that in light of the above I respectfully ask you to reconsider your vote and allow the conditional demolition and redevelopment of the Mill Race Inn property.

Thank you for your service and please contact me if you wish to discuss further

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

From: Fagans-4
Sent: Friday, January 16, 2026 10:41:29 AM
To: Reinecke, Mark
Subject: Re: The Mill Race Property

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Hi Mark,

Thank you for getting back to me. You are absolutely right that this is a solvable problem. Sometimes the City inadvertently gets in their own way by handcuffing the Aldermen.

Your understanding is also correct, you can only consider whether the HPC's vote was correct, but you are allowed to discuss anything that HPC was allowed to discuss at their meeting, whether or not they actually discussed it or not. Bringing the issue back for reconsideration would allow Aldermen time to reach out to Dave Rogers, Geneva's former Planning Commission Chairman and Wood Award winner, to ask him why in this instance he chose to write to HPC in support of demolition. They could reach out to Chris Aiston, Geneva's former Economic Development Director, and ask why he chose to write to HPC in support of demolition. The list of who's who in Geneva goes on with who reached out to HPC in support of demolition. There has to be a reason so many people that undeniably have Geneva's best interests at heart would come forward with their support.

The amendment that was voted on and passed last Monday should also allow Aldermen to ask what type of commemoration of the site would be acceptable to the City. The Shodeen Family has always been willing to discuss what can or cannot be saved and how best to commemorate the site, and the Aldermen have always been willing to listen. The interpretation of rules are making it difficult for you to do your job.

Bringing this issue up for a re-vote will give everyone time to ask a few more questions and keep the discussion going. At this time I'm not asking you to change you vote (but I will in time), I'm just asking you not to let the issue die right now. Please make the motion for reconsideration. There is absolutely no downside to at least ask.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:6302080319)
[Cell: 630.205.6822](tel:6302056822)
joestanton@fagansinc.com

FAGANS
Incorporated

On Jan 13, 2026, at 8:59 PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Joe,

Thank you so much for your thoughtful note regarding last night's vote on the referendum. I'm always open to more discussion and to considering alternative ways of resolving issues. I'll share this with other members of the City Council to see if there is an interest in revisiting the vote. My understanding is that the issues you bring up, while important, would not have been appropriate to raise at this week's meeting. By statute, we could only consider the question of whether the HPC's vote was incorrect, and decide this based on one issue--Does demolition of the site serve the "best interests" of the "majority of the community?" Beyond this, the testimony had to be in the record of the HPC prior to their last vote. We were limited, then, in the questions we could ask and the information we could use to make a decision. That said, I believe there is a path forward that will enable development on the site to begin. I would be open to talking with the developers and members of the City Council about strategies that might be of help in accomplishing this. My approach is collaborative. This is a solvable problem.

Thank you again for your suggestion. I greatly appreciate it.

Very best to you,
Mark Reinecke

From: Fagans-4 <joestanton@fagansinc.com>
Sent: Tuesday, January 13, 2026 3:29:28 PM
To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

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Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".
- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.
- It is often repeated "Show us a plan on how you can incorporate the structure and demolition will be approved". How many tens of thousands of dollars in drawings would have to be presented to get this done? It's like saying I don't know what I want from you, but I'll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.
- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

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From: chris aiston
Sent: Thursday, January 15, 2026 6:00:39 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Cool. Thx. Mark. Last question, is that a cell/text number?

On Thu, Jan 15, 2026, 4:43?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Hi Chris,
Certainly. I can be reached most easily at C: 630-270-6235.
Talk with you soon...
Have a v good evening,
Mark

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:20:01 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Dear Chris,
Thank you very much for your thoughtful letter and recommendations regarding the Mill Race development project. If you would, I'd be interested in talking with you, if just for a few minutes.
Thanks again for your note.
Very best to you,
Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mr. Reinecke,
Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.
As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.
Chris Aiston
[714 James St](https://www.google.com/maps/place/714+James+St,+Geneva,+IL+60134), Geneva, IL 60134

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From: Ed Streibig
Sent: Wednesday, January 14, 2026 4:21:53 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I spoke with Dave and hope he reaches out to you. Same +16302706235 number work?

Ed

On Jan 14, 2026, at 2:59?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?
Dear Ed,
Thank you for your photo. A picture really is worth a 1000 words. I can only imagine walking with a stroller along this space. I'd like to explore what might be done. A question--What's under the snow? A walkway? Dirt? Is there a walkway on the other side of the street?
Talk with you soon,
Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Tuesday, January 13, 2026 10:03:46 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I was on the edge of my seat during the vote. Devastated that my own 1st Ward aldermen voted against the will of the people they represent and the safety of my family.

I think it's more likely we'll have some progress after the next election cycle. And we'll keep getting honked at while walking our stroller in traffic until then. I would love for you to prove me wrong.

Ed

<image0.jpeg>

On Jan 13, 2026, at 9:32?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?
Dear Ed,
Quite right. The petition to overturn HPC was not successful. The Blacksmith shop is safe, at least for now. Our next task is to engage the developers. There's a solution to this. It will require a collaborative approach. Onward...
Have a very good week,
Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 7, 2026 6:24:10 PM

To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

You are welcome to suggest a middle ground solution during the meeting! I suspect both the public and the developer would be up for it if conditions of partial demolition/reuse were clear.

Ed

On Jan 7, 2026, at 6:21?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Hi Ed,

You could be right. Public comment typically comes at the end of the meeting. With that in mind, please feel free to share your thoughts and recommendations with other members of City Council. I like your idea of a middle ground, a solution that respects both preservation and development of the Mill Race site.

Thanks again...

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 7, 2026 4:38:11 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I'd present if you'd allow me! From the agenda, it seems the meeting is closed to public comment.

Ed

On Jan 7, 2026, at 5:10?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Ed,

Thanks so much. Let's see what can be done with sidewalks. If it's a state road, it complicates what the city can do. As regards the development project, the idea of incorporating elements/walls of the old Blacksmith Shop into the facade of a new building makes sense. I suspect there would be support for this. Were you planning on presenting this next Monday?

Have a very good week,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Monday, January 5, 2026 9:44:48 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Thanks Mark!

Sidewalks on Bennett are part of the [2012 Master Plan](#), but the issue is complicated by the fact that Bennett St is controlled by IDOT. I have spoken with State Rep Matt Hanson and Jonathan E. Karabowicz (IDOT traffic engineer for our district), and they will require a sidewalk installed by the developers of the Mill Race Inn parcel.

Is a conditional demolition permit a thing? Like "you can demo the building, but you must reuse > 70% of the stones as a facade for the new one"? I bet you'd get a proposal if the developers had some parameters to work within!

Ed

On Sat, Jan 3, 2026 at 6:32?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

You're quite right...a sidewalk would be awesome. Let me look into this. I know there is a great deal of work being done as part of the East Side development project. New sidewalks may already be part of that project. I'm happy to facilitate this. As for public opinion on Mill Race, your data are sensible, perhaps the best available. I appreciate your work on this. We'd all like to see development move forward on the lot. To date, we've not received a proposal from the owners. I've seen preliminary renderings of possible commercial buildings using the existing Blacksmith Shop. They're nice, but haven't been presented to the City as a formal proposal. There's nothing for us to discuss or approve.

Thank you again. Have a very good weekend,

Mark

From: Ed Streibig <estreibig@gmail.com>

Sent: Thursday, January 1, 2026 4:22:45 PM

To: Reinecke, Mark

Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Hi Mark,

Agreed on representativeness—this isn't a truly random sample, and I tried to note the main sources of bias in the write-up. Even with those limitations, I believe it's the best compilation of public input to date, and I'd genuinely welcome additional data collection and analysis!

I also agree with your point about approaching the Mill Race parcel thoughtfully. Where I differ is on extending time to deliberate. We're eight years in, and the continued delay has real day-to-day safety impacts. My family and I walk the un-sidewalked stretch of Bennett St multiple times a day with our 1 and 3 year old children. Last month, a truck came off the road and struck a telephone pole. If this continues to drag, I worry it won't just be a near-miss.

<image.png>

B

<Screenshot 2025-11-20 at 11.19.11?AM.png>

Broken stroller as a result of pushing over this mess.

<image.png>

Best,

Ed

On Thu, Jan 1, 2026 at 2:25?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

Thank you so much. I appreciate it. I didn't think of using AI for the task. I was old-school — I read each letter individually, taking notes on it. To be sure, the sample size is adequate. A lot of people have been thinking about this. As regards statistics, I'd be interested in knowing the Effect Size and confidence intervals, not simply the

power. In reading the notes and letters, I came away wondering about the representativeness, reliability, and validity of some of the material. Narrative is so important. My sense, in looking at data, is that research rarely resolves conceptual issues; rather, it simply sharpens the swords of the combatants. We want to draw conclusions we can have confidence in, which can be tricky when emotions are high. That said, several things are clear--this has become a contentious issue, and many (myself included) are frustrated by delays in developing the space. Beyond this, the Mill Race parcel offers a singularly valuable opportunity for the city. There's an opportunity here to develop something remarkable, something which will be valued for generations. We should approach this thoughtfully. Time put against clarifying issues and values, external pressures and contingencies, as well as the strengths and limitations of alternative solutions, invariably pays dividends in the long run.

Thank you again for your considered approach to this issue. I greatly appreciate the time, effort, and creativity you've put against this. Please feel free to reach out any time. Happy New Year to you...

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, December 31, 2025 5:22:58 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

Thank you for taking the time to review! I was able to digest all of the letters along with 250+ Facebook and Nextdoor comments in under an hour using OpenAI 5.2. I searched both Facebook and Nextdoor using "Blacksmith" and filtered posts from the past month. My full method was outlined in the attached analysis document. Copy/pasted below. My full dataset is linked in the [table](#).

Method

1. Scrape comments from all known sources of Blacksmith Site community discussion since November 2025
 - a. Geneva Development Projects Letters
 - b. Facebook comments (links in [table](#))
 - c. Nextdoor comments (links in [table](#))
2. Use OpenAI [GPT 5.2](#) to label all comments by preference
3. Deduplicate by name
4. Calculate necessary sample size using [Qualtrics](#)

Appreciate your review and looking forward to the votes on the 12th,
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Dear Ed,

Thank you very much for your note and for your analysis of the data. I appreciate it. If I could ask, what statistic did you use? I had the chance to read each of the letters (it took an evening), and came away with several questions. The concept of "Best Interest of the Community" and how it is operationalized is complex. No doubt there are a range of opinions as to how this guideline should be interpreted. I'm looking forward to the meeting and to hearing from proponents of both perspectives. Thank you again for your letter and for taking the time to run the calculation.

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- This sample can be projected to Geneva's 21,000 population with 95% confidence and a 5% margin of error

<Screenshot 2025-12-26 at 11.45.12?PM.png>

Full analysis and source material attached. Welcome to share and reference publicly.

I am on the side of progress, and I hope this data encourages you to represent your community with a vote for demolition and partial reuse on January 12.

Ed Streibig
(312) 391-1926
132 S Bennett St
(3 houses away from site)

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From: chris aiston
Sent: Thursday, January 15, 2026 4:02:03 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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If you'd like to give me your phone number, Mark, and a convenient day/time to call, I'd be happy to talk with you.
Chris

On Thu, Jan 15, 2026, 3:20?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Chris,

Thank you very much for your thoughtful letter and recommendations regarding the Mill Race development project. If you would, I'd be interested in talking with you, if just for a few minutes.

Thanks again for your note.

Very best to you,

Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Dear Mr. Reinecke,

Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.

As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.

Chris Aiston

[714 James St](#), Geneva, IL 60134

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From: James Radecki
Sent: Wednesday, January 14, 2026 11:24:29 AM
To: Reinecke, Mark
Subject: Re: Motion for Reconsideration

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My broad and long view for what truly is best for Geneva along with 6 of your colleagues and the vast majority of your constituents is different than yours. I think you are missing an opportunity for the collaboration that you quote.

While disappointing I do appreciate your response and thank you for your service to Geneva.

Jim

Sent from my iPad

On Jan 13, 2026, at 9:16?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Jim,

Thank you very much for your note and for your recommendation. Your comment on the role of elected officials--Representative or leader--is an interesting one. It's something anyone elected to office takes seriously. John Kennedy wrote about this in the opening chapter of Profiles in Courage. The best one can do is to be open to the voices you hear, attempt to discern the central issues, look for points of contact and opportunities for collaboration, and vote honestly. I try to take both the broad and the long view--What truly is in the best interests of Geneva? This is solvable. We should be able to find a solution and move forward with development on the site.

Thank you again for your note. I greatly appreciate it.

Very best to you,

Mark Reinecke

From: James Radecki <jimradecki@icloud.com>
Sent: Tuesday, January 13, 2026 11:42:04 AM
To: Reinecke, Mark; Malecki, William
Subject: Motion for Reconsideration

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am asking you both, as the rules allow, to request a motion for reconsideration of your vote at your next meeting regarding last night's vote on the Mill Race Inn demolition request. As a past three term member of the Geneva City Council and strong supporter of reasonable historic preservation I hope you consider this request. I participated in the year long discussion of our current HP ordinance and while objecting to the owner consent issue, still voted to approve the ordinance. As a whole it is excellent and I did not wish to throw the baby out with the bath water.

I won't rehash the already exhaustive discussion on the pro and con issues. However, I believe there are 2 strong arguments to be made for your reconsideration.

First is the fact that the sitting majority of Council members who represent the majority of people in Geneva voted for conditional redevelopment/demolition. But for the super majority requirement based on the HPC unanimous vote, the redevelopment would proceed. If conditional demolition and redevelopment did not have such wide support from the council I would not be writing to you.

Second, I believe you are not elected leaders but rather our elected representatives. To borrow from Alderperson Reineck's theme last night, I think there are some things we can all agree upon. Foremost, if the question was put to the voters in a referendum we would no doubt overwhelmingly support the conditional demolition and redevelopment of the property. I understand that your responsibilities on the council exceed simply polling your constituents. However, if you are going to break from them on such an important issue then you should be 100% confident in your position. If not, I think it is best to go with the collective wisdom and support your constituents.

The reality is that you may feel 49% in favor of an issue but since you vote in a whole number you must cast your vote the other way. It is what makes your position challenging at times. So my request again is that in light of the above I respectfully ask you to reconsider your vote and allow the conditional demolition and redevelopment of the Mill Race Inn property.

Thank you for your service and please contact me if you wish to discuss further

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

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From: chris aiston

Sent: Thursday, January 15, 2026 9:10:31 AM

To: Reinecke, Mark

Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Dear Mr. Reinecke,

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As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.

Chris Aiston

714 James St, Geneva, IL 60134

From: Ed Streibig

Sent: Tuesday, January 13, 2026 10:03:46 PM

To: Reinecke, Mark

Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mark,

I was on the edge of my seat during the vote. Devastated that my own 1st Ward aldermen voted against the will of the people they represent and the safety of my family.

I think it's more likely we'll have some progress after the next election cycle. And we'll keep getting honked at while walking our stroller in traffic until then. I would love for you to prove me wrong.

Ed



My daily walk
to the city with
a stroller.

Notice the
oncoming traffic

On Jan 13, 2026, at 9:32?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Ed,

Quite right. The petition to overturn HPC was not successful. The Blacksmith shop is safe, at least for now. Our next task is to engage the developers. There's a solution to this. It will require a collaborative approach. Onward...

Have a very good week,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 7, 2026 6:24:10 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

You are welcome to suggest a middle ground solution during the meeting! I suspect both the public and the developer would be up for it if conditions of partial demolition/reuse were clear.

Ed

On Jan 7, 2026, at 6:21?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Hi Ed,

You could be right. Public comment typically comes at the end of the meeting. With that in mind, please feel free to share your thoughts and recommendations with other members of City Council. I like your idea of a middle ground, a solution that respects both preservation and development of the Mill Race site.

Thanks again...

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 7, 2026 4:38:11 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I'd present if you'd allow me! From the agenda, it seems the meeting is closed to public comment.

Ed

On Jan 7, 2026, at 5:10?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Ed,

Thanks so much. Let's see what can be done with sidewalks. If it's a state road, it complicates what the city can do. As regards the development project, the idea of incorporating elements/walls of the old Blacksmith Shop into the facade of a new building makes sense. I suspect there would be support for this. Were you planning on presenting this next Monday?

Have a very good week,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Monday, January 5, 2026 9:44:48 PM

To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Thanks Mark!

Sidewalks on Bennett are part of the [2012 Master Plan](#), but the issue is complicated by the fact that Bennett St is controlled by IDOT. I have spoken with State Rep Matt Hanson and Jonathan E. Karabowicz (IDOT traffic engineer for our district), and they will require a sidewalk installed by the developers of the Mill Race Inn parcel.

Is a conditional demolition permit a thing? Like "you can demo the building, but you must reuse > 70% of the stones as a facade for the new one"? I bet you'd get a proposal if the developers had some parameters to work within!

Ed

On Sat, Jan 3, 2026 at 6:32?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

You're quite right...a sidewalk would be awesome. Let me look into this. I know there is a great deal of work being done as part of the East Side development project. New sidewalks may already be part of that project. I'm happy to facilitate this. As for public opinion on Mill Race, your data are sensible, perhaps the best available. I appreciate your work on this. We'd all like to see development move forward on the lot. To date, we've not received a proposal from the owners. I've seen preliminary renderings of possible commercial buildings using the existing Blacksmith Shop. They're nice, but haven't been presented to the City as a formal proposal. There's nothing for us to discuss or approve.

Thank you again. Have a very good weekend,
Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Thursday, January 1, 2026 4:22:45 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Hi Mark,

Agreed on representativeness—this isn't a truly random sample, and I tried to note the main sources of bias in the write-up. Even with those limitations, I believe it's the best compilation of public input to date, and I'd genuinely welcome additional data collection and analysis!

I also agree with your point about approaching the Mill Race parcel thoughtfully. Where I differ is on extending time to deliberate. We're eight years in, and the continued delay has real day-to-day safety impacts. My family and I walk the un-sidewalked stretch of Bennett St multiple times a day with our 1 and 3 year old children. Last month, a truck came off the road and struck a telephone pole. If this continues to drag, I worry it won't just be a near-miss.

<image.png>

B

<Screenshot 2025-11-20 at 11.19.11?AM.png>

Broken stroller as a result of pushing over this mess.

<image.png>

Best,
Ed

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(3 houses away from site)

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Please do not print this email unless it is absolutely necessary.

From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

Shodeen shot down in showdown: Judge affirms Geneva ruling on 1840s blac...

[Kane County Circuit Judge Elizabeth Flood ruled this week that Geneva developer Shodeen Group cannot evade the c...](#)

There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument, that also fell flat as why weren't other vacant buildings (Campana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.
6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturid

From: James Radecki

Sent: Tuesday, January 13, 2026 11:42:04 AM

To: Reinecke, Mark; Malecki, William

Subject: Motion for Reconsideration

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I am asking you both, as the rules allow, to request a motion for reconsideration of your vote at your next meeting regarding last night's vote on the Mill Race Inn demolition request. As a past three term member of the Geneva City Council and strong supporter of reasonable historic preservation I hope you consider this request. I participated in the year long discussion of our current HP ordinance and while objecting to the owner consent issue, still voted to approve the ordinance. As a whole it is excellent and I did not wish to throw the baby out with the bath water.

I won't rehash the already exhaustive discussion on the pro and con issues. However, I believe there are 2 strong arguments to be made for your reconsideration.

First is the fact that the sitting majority of Council members who represent the majority of people in Geneva voted for conditional redevelopment/demolition. But for the super majority requirement based on the HPC unanimous vote, the redevelopment would proceed. If conditional demolition and redevelopment did not have such wide support from the council I would not be writing to you.

Second, I believe you are not elected leaders but rather our elected representatives. To borrow from Alderperson Reineck's theme last night, I think there are some things we can all agree upon. Foremost, if the question was put to the voters in a referendum we would no doubt overwhelmingly support the conditional demolition and redevelopment of the property. I understand that your responsibilities on the council exceed simply polling your constituents. However, if you are going to break from them on such an important issue then you should be 100% confident in your position. If not, I think it is best to go with the collective wisdom and support your constituents.

The reality is that you may feel 49% in favor of an issue but since you vote in a whole number you must cast your vote the other way. It is what makes your position challenging at times. So my request again is that in light of the above I respectfully ask you to reconsider your vote and allow the conditional demolition and redevelopment of the Mill Race Inn property.

Thank you for your service and please contact me if you wish to discuss further

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

From: Fagans-4
Sent: Tuesday, January 13, 2026 3:29:28 PM
To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

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Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".
- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.
- It is often repeated "Show us a plan on how you can incorporate the structure and demolition will be approved". How many tens of thousands of dollars in drawings would have to be presented to get this done? It's like saying I don't know what I want from you, but I'll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.
- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

FAGANS
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From: Sean Gallagher
Sent: Friday, January 09, 2026 1:12:05 PM
To: Reinecke, Mark
Subject: Fwd: Blacksmith Shop thoughts

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Hi Mark,
Below is my email to my Ward 1 alder folks. Just thought I'd share it with you. It was great seeing you last night! As well please send my best to Marsha!
Warm regards,
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

----- Forwarded message -----

From: **Sean Gallagher** <contact@gallagherarch.com>
Date: Fri, Jan 9, 2026 at 1:09?PM
Subject: Blacksmith Shop thoughts
To: <abowring@geneva.il.us>, <wmalecki@geneva.il.us>

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

5) Geneva has become and will likely even more so become a significant player in attracting residential and business interest in the years to come. As far as cities along the Fox River, trying to be objective about this, Geneva's downtown is and will be the most desirable location for both homeowners and businesses along the Fox River. That said, the long term financial upside for this site is enormous. Our City leadership should leverage this with the Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Lee Eysturid
Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

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Hello:

This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturid
108 Oak St, Geneva

--

Lee W. Eysturid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Robert Swanson
Sent: Friday, January 09, 2026 10:18:07 AM
To: Reinecke, Mark
Subject: Re: Demolition of Historic Landmark

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Thanks Mark.

I will be around this weekend.
Happy to chat further.

630 677 0536

From: Reinecke, Mark <mreinecke@geneva.il.us>
Sent: Thursday, January 8, 2026 11:51 PM
To: Robert Swanson <rswanson@riverbanklabs.com>
Subject: Re: Demolition of Historic Landmark

Dear Bob,

Thank you for your thoughtful comments on the Backsmith Shop issue. I greatly appreciate your insights on this issue. Perhaps you'll be able to join us on Monday. I think your views would be greatly appreciated by your colleagues. Unfortunately, public comment comes after the vote. Perhaps we could talk this week end.

Thanks again,
Mark

From: Robert Swanson <rswanson@riverbanklabs.com>
Sent: Thursday, January 8, 2026 8:15:34 PM
To: Reinecke, Mark; Palmquist, Jeff
Cc: Kilburg, Dean; Malecki, William
Subject: Demolition of Historic Landmark

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Dear Alderpersons,
The current demolition request for 4 E. State is going to be decided on January 12th, and I wanted to share my thoughts on the matter with you.

I realize you all are aware of the previous votes on this matter, as well as the legal decisions that have been issued in the last year or so. All of these votes/decisions were to maintain and protect the landmark status of the blacksmith structure.

While I agree with the past decisions, I also believe that the current petition presents a threat to the City's landmark ordinance.

1. The landmark status was granted without any time limit for redevelopment. The City has worked with the owner to determine a potential redevelopment project, and viable options were identified.
2. City Code 10-6-10 Part 13 C states that buildings and structures designated as a historic landmark shall be maintained and protected from demolition that results from neglect or undeterred deterioration of the exterior features or structural elements. This Duty to Maintain specifically requires the owner of record to repair any deficient element contributing to material deterioration of the structure. I see the refusal of the owner to properly protect the structure from the elements as evidence of this breach. The courts agreed.
3. To my knowledge, the owner has not presented a redevelopment plan since the conclusion of the charette project. A presentation of a plan would allow for the City and the owner to work through some of the potential obstacles to moving forward. One key point to work through would be the extent that TIF financing is available for this redevelopment. A key provision to our landmark ordinance is that demolition is considered only when all other redevelopment options have been exhausted. (CC 10-6-10 4) How can all options be considered exhausted when none have been presented? It seems like a decision to allow demolition at this point in time is rewarding the owner for not maintaining the structure, as well as for not presenting any type of redevelopment plan. Would the City allow this failure to maintain our historic, protected, structures in the Historic District to occur for years?
4. The landmark owner stated at the last HPC meeting that no redevelopment plan will be presented as long as the blacksmith shop remains. This statement indicates a complete refusal to even attempt to exhaust all redevelopment options. This intransigence should not be rewarded. The historic preservation and landmark ordinances of the City deserve support and compliance.

Finally, I do not believe that demolition of the blacksmith structure is in the best interest of the majority of residents. There are many ways to evaluate this question, and arguments for both sides of demolition could be considered valid.

Is the best interest of the majority of residents determined by the highest EAV for the property? The greatest sales tax generated? The largest draw of out-of-town visitors? The priceless value of the sightline of the riverfront and the downtown? The potential benefits of being the only Fox River town with a renovated pre-Civil War industrial structure that once was the life blood of most river

towns?

Demolition of the structure would eliminate some of the positive outcomes for residents that I mentioned above. I do not believe that the passage of time, and deterioration of the structure from neglect, should become the main drivers to evaluate the best interests of the majority of residents. Clearly, the majority of residents want the current status of the site to be improved. That does not mean that demolition is the only path forward to resolving this impasse.

I appreciate all of your efforts and work. You have a difficult, but clear, decision to make on Monday.

Thanks,

Bob Swanson
1202 Dunstan Rd.
Geneva, IL 60134

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From: Colin C. Campbell

Sent: Saturday, December 27, 2025 1:44:21 PM

To: Reinecke, Mark

Subject: The Blacksmith Shop

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Alderman Reinecke,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Al Watts
Sent: Tuesday, December 23, 2025 9:35:06 AM
To: Reinecke, Mark
Subject: Blacksmith Shop

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Hi Ald. Reinecke!

It was a pleasure meeting you last week at the HPC meeting. As our eyes and ears for our members about what is going on in the Tri-Cities, I am usually at every meeting and find them to be informative and much more interesting than reading meeting minutes.

I know that the owner of the blacksmith shop has filed an appeal of the HPC decision to deny their demolition request. Until I know differently, I expect the appeal to be presented to the City Council at its next meeting on January 5, 2026.

If you have some time next Monday or Tuesday (Dec. 29 or 30), I am available to discuss the issue and answer any questions you may have. I can host you here at our office at the 1850 Beith House in downtown St. Charles. In general, we are not as concerned about the blacksmith shop as we are about there being due process in accordance with the city's building and zoning ordinances.

If you would like to invite another alderperson to join us, I would welcome that.

Al Watts (He / Him)
Community Engagement Director



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From: Reinecke, Mark
Sent: Thursday, January 15, 2026 11:47:34 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Yes, it's my cell.
Have a good evening,
Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 6:00:39 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Cool. Thx. Mark. Last question, is that a cell/text number?

On Thu, Jan 15, 2026, 4:43?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Hi Chris,
Certainly. I can be reached most easily at C: 630-270-6235.
Talk with you soon...
Have a v good evening,
Mark

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:20:01 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Dear Chris,
Thank you very much for your thoughtful letter and recommendations regarding the Mill Race development project. If you would, I'd be interested in talking with you, if just for a few minutes.
Thanks again for your note.
Very best to you,
Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Dear Mr. Reinecke,
Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.
As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.
Chris Aiston
[714 James St](https://www.google.com/maps/place/714+James+St,+Geneva,+IL+60134), Geneva, IL 60134

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From: Reinecke, Mark
Sent: Friday, January 16, 2026 12:39:42 PM
To: Fagans-4
Subject: Re: The Mill Race Property

Dear Joe,
Thanks for your note. You're raising important points and are asking all the right questions. I'd like to talk with Dave, and hope to talk with Chris in the near future. I'd also look forward to talking with Dave and Shodeen representatives. I'm interested in their perspectives and in working together to move through the impasse. There's a solution to be found.
Thanks again,
Mark

From: Fagans-4 <joestanton@fagansinc.com>
Sent: Friday, January 16, 2026 10:41:29 AM
To: Reinecke, Mark
Subject: Re: The Mill Race Property

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Hi Mark,
Thank you for getting back to me. You are absolutely right that this is a solvable problem. Sometimes the City inadvertently gets in their own way by handcuffing the Aldermen.

Your understanding is also correct, you can only consider whether the HPC's vote was correct, but you are allowed to discuss anything that HPC was allowed to discuss at their meeting, whether or not they actually discussed it or not. Bringing the issue back for reconsideration would allow Aldermen time to reach out to Dave Rogers, Geneva's former Planning Commission Chairman and Wood Award winner, to ask him why in this instance he chose to write to HPC in support of demolition. They could reach out to Chris Aiston, Geneva's former Economic Development Director, and ask why he chose to write to HPC in support of demolition. The list of who's who in Geneva goes on with who reached out to HPC in support of demolition. There has to be a reason so many people that undeniably have Geneva's best interests at heart would come forward with their support.

The amendment that was voted on and passed last Monday should also allow Aldermen to ask what type of commemoration of the site would be acceptable to the City. The Shodeen Family has always been willing to discuss what can or cannot be saved and how best to commemorate the site, and the Aldermen have always been willing to listen. The interpretation of rules are making it difficult for you to do your job.

Bringing this issue up for a re-vote will give everyone time to ask a few more questions and keep the discussion going. At this time I'm not asking you to change your vote (but I will in time), I'm just asking you not to let the issue die right now. Please make the motion for reconsideration. There is absolutely no downside to at least ask.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

FAGANS
INCORPORATED

On Jan 13, 2026, at 8:59 PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Joe,
Thank you so much for your thoughtful note regarding last night's vote on the referendum. I'm always open to more discussion and to considering alternative ways of resolving issues. I'll share this with other members of the City Council to see if there is an interest in revisiting the vote. My understanding is that the issues you bring up, while important, would not have been appropriate to raise at this week's meeting. By statute, we could only consider the question of whether the HPC's vote was incorrect, and decide this based on one issue--Does demolition of the site serve the "best interests" of the "majority of the community?" Beyond this, the testimony had to be in the record of the HPC prior to their last vote. We were limited, then, in the questions we could ask and the information we could use to make a decision. That said, I believe there is a path forward that will enable development on the site to begin. I would be

open to talking with the developers and members of the City Council about strategies that might be of help in accomplishing this. My approach is collaborative. This is a solvable problem.

Thank you again for your suggestion. I greatly appreciate it.

Very best to you,

Mark Reinecke

From: Fagans-4 <joestanton@fagansinc.com>

Sent: Tuesday, January 13, 2026 3:29:28 PM

To: Malecki, William; Reinecke, Mark

Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

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Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".
- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.
- It is often repeated "Show us a plan on how you can incorporate the structure and demolition will be approved". How many tens of thousands of dollars in drawings would have to be presented to get this done? It's like saying I don't know what I want from you, but I'll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.
- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

<FagansIncLogo.png>

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Please do not print this email unless it is absolutely necessary.

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 4:43:30 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Hi Chris,
Certainly. I can be reached most easily at C: 630-270-6235.
Talk with you soon...
Have a v good evening,
Mark

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:20:01 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Dear Chris,
Thank you very much for your thoughtful letter and recommendations regarding the Mill Race development project. If you would, I'd be interested in talking with you, if just for a few minutes.
Thanks again for your note.
Very best to you,
Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mr. Reinecke,
Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.
As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.
Chris Aiston
714 James St, Geneva, IL 60134

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:25:34 PM
To: Ed Streibig
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

Dear Ed,
Yes, that's my cell. Thanks very much. I'll look forward to his call.
Have a great week,
Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 14, 2026 4:21:53 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mark,

I spoke with Dave and hope he reaches out to you. Same +16302706235 number work?

Ed

On Jan 14, 2026, at 2:59?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?
Dear Ed,
Thank you for your photo. A picture really is worth a 1000 words. I can only imagine walking with a stroller along this space. I'd like to explore what might be done. A question---What's under the snow? A walkway? Dirt? Is there a walkway on the other side of the street?
Talk with you soon,
Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Tuesday, January 13, 2026 10:03:46 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I was on the edge of my seat during the vote. Devastated that my own 1st Ward aldermen voted against the will of the people they represent and the safety of my family.

I think it's more likely we'll have some progress after the next election cycle. And we'll keep getting honked at while walking our stroller in traffic until then. I would love for you to prove me wrong.

Ed

<image0.jpeg>

On Jan 13, 2026, at 9:32?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Ed,

Quite right. The petition to overturn HPC was not successful. The Blacksmith shop is safe, at least for now. Our next task is to engage the developers. There's a solution to this. It will require a collaborative approach. Onward...

Have a very good week,

Mark

From: Ed Streibig <estreibig@gmail.com>

Sent: Wednesday, January 7, 2026 6:24:10 PM

To: Reinecke, Mark

Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

You are welcome to suggest a middle ground solution during the meeting! I suspect both the public and the developer would be up for it if conditions of partial demolition/reuse were clear.

Ed

On Jan 7, 2026, at 6:21?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Hi Ed,

You could be right. Public comment typically comes at the end of the meeting. With that in mind, please feel free to share your thoughts and recommendations with other members of City Council. I like your idea of a middle ground, a solution that respects both preservation and development of the Mill Race site.

Thanks again...

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>

Sent: Wednesday, January 7, 2026 4:38:11 PM

To: Reinecke, Mark

Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mark,

I'd present if you'd allow me! From the agenda, it seems the meeting is closed to public comment.

Ed

On Jan 7, 2026, at 5:10?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Ed,

Thanks so much. Let's see what can be done with sidewalks. If it's a state road, it complicates what the city can do. As regards the development project, the idea of incorporating elements/walls of the old Blacksmith Shop into the facade of a new building makes sense. I suspect there would be support for this. Were you planning on presenting this next Monday?

Have a very good week,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Monday, January 5, 2026 9:44:48 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Thanks Mark!

Sidewalks on Bennett are part of the [2012 Master Plan](#), but the issue is complicated by the fact that Bennett St is controlled by IDOT. I have spoken with State Rep Matt Hanson and Jonathan E. Karabowicz (IDOT traffic engineer for our district), and they will require a sidewalk installed by the developers of the Mill Race Inn parcel.

Is a conditional demolition permit a thing? Like "you can demo the building, but you must reuse > 70% of the stones as a facade for the new one"? I bet you'd get a proposal if the developers had some parameters to work within!

Ed

On Sat, Jan 3, 2026 at 6:32?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

You're quite right...a sidewalk would be awesome. Let me look into this. I know there is a great deal of work being done as part of the East Side development project. New sidewalks may already be part of that project. I'm happy to facilitate this. As for public opinion on Mill Race, your data are sensible, perhaps the best available. I appreciate your work on this. We'd all like to see development move forward on the lot. To date, we've not received a proposal from the owners. I've seen preliminary renderings of possible commercial buildings using the existing Blacksmith Shop. They're nice, but haven't been presented to the City as a formal proposal. There's nothing for us to discuss or approve.

Thank you again. Have a very good weekend,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Thursday, January 1, 2026 4:22:45 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Hi Mark,

Agreed on representativeness—this isn't a truly random sample, and I tried to note the main sources of bias in the write-up. Even with those limitations, I believe it's the best compilation of public input to date, and I'd genuinely welcome additional data collection and analysis!

I also agree with your point about approaching the Mill Race parcel thoughtfully. Where I differ is on extending time to deliberate. We're eight years in, and the continued delay has real day-to-day safety impacts. My family and I walk the un-sidewalked stretch of Bennett St multiple times a day with our 1 and 3 year old children. Last month, a truck came off the road and struck a telephone pole. If this continues to drag, I worry it won't just be a near-miss.

<image.png>

B

<Screenshot 2025-11-20 at 11.19.11?AM.png>

Broken stroller as a result of pushing over this mess.

<image.png>

Best,
Ed

On Thu, Jan 1, 2026 at 2:25?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

Thank you so much. I appreciate it. I didn't think of using AI for the task. I was old-school — I read each letter individually, taking notes on it. To be sure, the sample size is adequate. A lot of people have been thinking about this. As regards statistics, I'd be interested in knowing the Effect Size and confidence intervals, not simply the power. In reading the notes and letters, I came away wondering about the representativeness, reliability, and validity of some of the material. Narrative is so important. My sense, in looking at data, is that research rarely resolves conceptual issues; rather, it simply sharpens the swords of the combatants. We want to draw conclusions we can have confidence in, which can be tricky when emotions are high. That said, several things are clear--this has become a contentious issue, and many (myself included) are frustrated by delays in developing the space. Beyond this, the Mill Race parcel offers a singularly valuable opportunity for the city. There's an opportunity here to develop something remarkable, something which will be valued for generations. We should approach this thoughtfully. Time put against clarifying issues and values, external pressures and contingencies, as well as the strengths and limitations of alternative solutions, invariably pays dividends in the long run.

Thank you again for your considered approach to this issue. I greatly appreciate the time, effort, and creativity you've put against this. Please feel free to reach out any time. Happy New Year to you...

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>

Sent: Wednesday, December 31, 2025 5:22:58 PM

To: Reinecke, Mark

Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

Thank you for taking the time to review! I was able to digest all of the letters along with 250+ Facebook and Nextdoor comments in under an hour using OpenAI 5.2. I searched both Facebook and Nextdoor using "Blacksmith" and filtered posts from the past month. My full method was outlined in the attached analysis document. Copy/pasted below. My full dataset is linked in the [table](#).

Method

1. Scrape comments from all known sources of Blacksmith Site community discussion since November 2025
 - a. Geneva Development Projects Letters
 - b. Facebook comments (links in [table](#))
 - c. Nextdoor comments (links in [table](#))
2. Use OpenAI [GPT 5.2](#) to label all comments by preference
3. Deduplicate by name
4. Calculate necessary sample size using [Qualtrics](#)

Appreciate your review and looking forward to the votes on the 12th,
Ed

On Wed, Dec 31, 2025 at 5:12?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

Thank you very much for your note and for your analysis of the data. I appreciate it. If I could ask, what statistic did you use? I had the chance to read each of the letters (it took an evening), and came away with several questions. The concept of "Best Interest of the Community" and how it is operationalized is complex. No doubt there are a range of opinions as to how this guideline should be interpreted. I'm looking forward to the meeting and to hearing from proponents of both perspectives. Thank you again for your letter and for taking the time to run the calculation.

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>

Sent: Monday, December 29, 2025 4:15:39 PM

To: Reinecke, Mark

Subject: Blacksmith Shop Hearing Preread + Data Analysis

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Alderman Reinecke,

The Historic Preservation Commission claimed (Dec 16, 2025) they cannot evaluate public opinion as to *whether the retention of this building, structure, object, improvement, or site is not in the best interest of the majority of the community*. Such data is readily available.

- After reviewing 343 public commenters, 61% support demolition or partial reuse compared to 39% who support preservation
- This sample can be projected to Geneva's 21,000 population with 95% confidence and a 5% margin of error

<Screenshot 2025-12-26 at 11.45.12?PM.png>

Full analysis and source material attached. Welcome to share and reference publicly.

I am on the side of progress, and I hope this data encourages you to represent your community with a vote for demolition and partial reuse on January 12.

Ed Streibig
(312) 391-1926
132 S Bennett St
(3 houses away from site)

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Please do not print this email unless it is absolutely necessary.

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:20:01 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Dear Chris,

Thank you very much for your thoughtful letter and recommendations regarding the Mill Race development project. If you would, I'd be interested in talking with you, if just for a few minutes.

Thanks again for your note.

Very best to you,

Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Dear Mr. Reinecke,

Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.

As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.

Chris Aiston

714 James St, Geneva, IL 60134

From: Reinecke, Mark
Sent: Tuesday, January 13, 2026 9:32:40 PM
To: Ed Streibig
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

Dear Ed,
Quite right. The petition to overturn HPC was not successful. The Blacksmith shop is safe, at least for now. Our next task is to engage the developers. There's a solution to this. It will require a collaborative approach. Onward...
Have a very good week,
Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 7, 2026 6:24:10 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

You are welcome to suggest a middle ground solution during the meeting! I suspect both the public and the developer would be up for it if conditions of partial demolition/reuse were clear.

Ed

On Jan 7, 2026, at 6:21?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?
Hi Ed,
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Thanks again...
Very best to you,
Mark

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Sent: Wednesday, January 7, 2026 4:38:11 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I'd present if you'd allow me! From the agenda, it seems the meeting is closed to public comment.

Ed

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Dear Ed,
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Have a very good week,

Mark

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Thanks Mark!

Sidewalks on Bennett are part of the [2012 Master Plan](#), but the issue is complicated by the fact that Bennett St is controlled by IDOT. I have spoken with State Rep Matt Hanson and Jonathan E. Karabowicz (IDOT traffic engineer for our district), and they will require a sidewalk installed by the developers of the Mill Race Inn parcel.

Is a conditional demolition permit a thing? Like "you can demo the building, but you must reuse > 70% of the stones as a facade for the new one"? I bet you'd get a proposal if the developers had some parameters to work within!

Ed

On Sat, Jan 3, 2026 at 6:32?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

You're quite right...a sidewalk would be awesome. Let me look into this. I know there is a great deal of work being done as part of the East Side development project. New sidewalks may already be part of that project. I'm happy to facilitate this. As for public opinion on Mill Race, your data are sensible, perhaps the best available. I appreciate your work on this. We'd all like to see development move forward on the lot. To date, we've not received a proposal from the owners. I've seen preliminary renderings of possible commercial buildings using the existing Blacksmith Shop. They're nice, but haven't been presented to the City as a formal proposal. There's nothing for us to discuss or approve.

Thank you again. Have a very good weekend,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Thursday, January 1, 2026 4:22:45 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Hi Mark,

Agreed on representativeness—this isn't a truly random sample, and I tried to note the main sources of bias in the write-up. Even with those limitations, I believe it's the best compilation of public input to date, and I'd genuinely welcome additional data collection and analysis!

I also agree with your point about approaching the Mill Race parcel thoughtfully. Where I differ is on extending time to deliberate. We're eight years in, and the continued delay has real day-to-day safety impacts. My family and I walk the un-sidewalked stretch of Bennett St multiple times a day with our 1 and 3 year old children. Last month, a truck came off the road and struck a telephone pole. If this continues to drag, I worry it won't just be a near-miss.

<image.png>

B

<Screenshot 2025-11-20 at 11.19.11?AM.png>

Broken stroller as a result of pushing over this mess.

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Best,

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Thank you again for your considered approach to this issue. I greatly appreciate the time, effort, and creativity you've put against this. Please feel free to reach out any time. Happy New Year to you...

Very best to you,

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To: Reinecke, Mark

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Mark,

Thank you for taking the time to review! I was able to digest all of the letters along with 250+ Facebook and Nextdoor comments in under an hour using OpenAI 5.2. I searched both Facebook and Nextdoor using "Blacksmith" and filtered posts from the past month. My full method was outlined in the attached analysis document. Copy/pasted below. My full dataset is linked in the [table](#).

Method

1. Scrape comments from all known sources of Blacksmith Site community discussion since November 2025
 - a. Geneva Development Projects Letters
 - b. Facebook comments (links in [table](#))
 - c. Nextdoor comments (links in [table](#))
2. Use OpenAI [GPT 5.2](#) to label all comments by preference
3. Deduplicate by name
4. Calculate necessary sample size using [Qualtrics](#)

Appreciate your review and looking forward to the votes on the 12th,
Ed

On Wed, Dec 31, 2025 at 5:12?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

Thank you very much for your note and for your analysis of the data. I appreciate it. If I could ask, what statistic did you use? I had the chance to read each of the letters (it took an evening), and came away with several questions. The concept of "Best Interest of the Community" and how it is operationalized is complex. No doubt there are a range of opinions as to how this guideline should be interpreted. I'm looking forward to the meeting and to hearing from proponents of both perspectives. Thank you again for your letter and for taking the time to run the calculation.

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>

Sent: Monday, December 29, 2025 4:15:39 PM

To: Reinecke, Mark

Subject: Blacksmith Shop Hearing Preread + Data Analysis

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Alderman Reinecke,

The Historic Preservation Commission claimed (Dec 16, 2025) they cannot evaluate public opinion as to *whether the retention of this building, structure, object, improvement, or site is not in the best interest of the majority of the community*. Such data is readily available.

- After reviewing 343 public commenters, 61% support demolition or partial reuse compared to 39% who support preservation
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<Screenshot 2025-12-26 at 11.45.12?PM.png>

Full analysis and source material attached. Welcome to share and reference publicly.

I am on the side of progress, and I hope this data encourages you to represent your community with a vote for demolition and partial reuse on January 12.

Ed Streibig
(312) 391-1926
132 S Bennett St
(3 houses away from site)

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From: Reinecke, Mark
Sent: Tuesday, January 13, 2026 9:15:51 PM
To: James Radecki
Subject: Re: Motion for Reconsideration

Dear Jim,

Thank you very much for your note and for your recommendation. Your comment on the role of elected officials--Representative or leader--is an interesting one. It's something anyone elected to office takes seriously. John Kennedy wrote about this in the opening chapter of Profiles in Courage. The best one can do is to be open to the voices you hear, attempt to discern the central issues, look for points of contact and opportunities for collaboration, and vote honestly. I try to take both the broad and the long view--What truly is in the best interests of Geneva? This is solvable. We should be able to find a solution and move forward with development on the site.

Thank you again for your note. I greatly appreciate it.

Very best to you,

Mark Reinecke

From: James Radecki <jimradecki@icloud.com>
Sent: Tuesday, January 13, 2026 11:42:04 AM
To: Reinecke, Mark; Malecki, William
Subject: Motion for Reconsideration

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am asking you both, as the rules allow, to request a motion for reconsideration of your vote at your next meeting regarding last night's vote on the Mill Race Inn demolition request. As a past three term member of the Geneva City Council and strong supporter of reasonable historic preservation I hope you consider this request. I participated in the year long discussion of our current HP ordinance and while objecting to the owner consent issue, still voted to approve the ordinance. As a whole it is excellent and I did not wish to throw the baby out with the bath water.

I won't rehash the already exhaustive discussion on the pro and con issues. However, I believe there are 2 strong arguments to be made for your reconsideration.

First is the fact that the sitting majority of Council members who represent the majority of people in Geneva voted for conditional redevelopment/demolition. But for the super majority requirement based on the HPC unanimous vote, the redevelopment would proceed. If conditional demolition and redevelopment did not have such wide support from the council I would not be writing to you.

Second, I believe you are not elected leaders but rather our elected representatives. To borrow from Alderperson Reineck's theme last night, I think there are some things we can all agree upon. Foremost, if the question was put to the voters in a referendum we would no doubt overwhelmingly support the conditional demolition and redevelopment of the property. I understand that your responsibilities on the council exceed simply polling your constituents. However, if you are going to break from them on such an important issue then you should be 100% confident in your position. If not, I think it is best to go with the collective wisdom and support your constituents.

The reality is that you may feel 49% in favor of an issue but since you vote in a whole number you must cast your vote the other way. It is what makes your position challenging at times. So my request again is that in light of the above I respectfully ask you to reconsider your vote and allow the conditional demolition and redevelopment of the Mill Race Inn property.

Thank you for your service and please contact me if you wish to discuss further

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

From: Reinecke, Mark
Sent: Wednesday, January 14, 2026 2:59:08 PM
To: Ed Streibig
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

Dear Ed,
Thank you for your photo. A picture really is worth a 1000 words. I can only imagine walking with a stroller along this space. I'd like to explore what might be done. A question--What's under the snow? A walkway? Dirt? Is there a walkway on the other side of the street?
Talk with you soon,
Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Tuesday, January 13, 2026 10:03:46 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I was on the edge of my seat during the vote. Devastated that my own 1st Ward aldermen voted against the will of the people they represent and the safety of my family.

I think it's more likely we'll have some progress after the next election cycle. And we'll keep getting honked at while walking our stroller in traffic until then. I would love for you to prove me wrong.

Ed



On Jan 13, 2026, at 9:32?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Ed,

Quite right. The petition to overturn HPC was not successful. The Blacksmith shop is safe, at least for now. Our next task is to engage the developers. There's a solution to this. It will require a collaborative approach. Onward...

Have a very good week,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 7, 2026 6:24:10 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

You are welcome to suggest a middle ground solution during the meeting! I suspect both the public and the developer would be up for it if conditions of partial demolition/reuse were clear.

Ed

On Jan 7, 2026, at 6:21?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Hi Ed,

You could be right. Public comment typically comes at the end of the meeting. With that in mind, please feel free to share your thoughts and recommendations with other members of City Council. I like your idea of a middle ground, a solution that respects both preservation and development of the Mill Race site.

Thanks again...

Very best to you,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Wednesday, January 7, 2026 4:38:11 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Mark,

I'd present if you'd allow me! From the agenda, it seems the meeting is closed to public comment.

Ed

On Jan 7, 2026, at 5:10?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?

Dear Ed,

Thanks so much. Let's see what can be done with sidewalks. If it's a state road, it complicates what the city can do. As regards the development project, the idea of incorporating elements/walls of the old Blacksmith Shop into the facade of a new building makes sense. I suspect there would be support for this. Were you planning on presenting this next Monday?

Have a very good week,

Mark

From: Ed Streibig <estreibig@gmail.com>
Sent: Monday, January 5, 2026 9:44:48 PM

To: Reinecke, Mark
Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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Thanks Mark!

Sidewalks on Bennett are part of the [2012 Master Plan](#), but the issue is complicated by the fact that Bennett St is controlled by IDOT. I have spoken with State Rep Matt Hanson and Jonathan E. Karabowicz (IDOT traffic engineer for our district), and they will require a sidewalk installed by the developers of the Mill Race Inn parcel.

Is a conditional demolition permit a thing? Like "you can demo the building, but you must reuse > 70% of the stones as a facade for the new one"? I bet you'd get a proposal if the developers had some parameters to work within!

Ed

On Sat, Jan 3, 2026 at 6:32?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Ed,

You're quite right...a sidewalk would be awesome. Let me look into this. I know there is a great deal of work being done as part of the East Side development project. New sidewalks may already be part of that project. I'm happy to facilitate this. As for public opinion on Mill Race, your data are sensible, perhaps the best available. I appreciate your work on this. We'd all like to see development move forward on the lot. To date, we've not received a proposal from the owners. I've seen preliminary renderings of possible commercial buildings using the existing Blacksmith Shop. They're nice, but haven't been presented to the City as a formal proposal. There's nothing for us to discuss or approve.

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To: Reinecke, Mark

Subject: Re: Blacksmith Shop Hearing Preread + Data Analysis

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I also agree with your point about approaching the Mill Race parcel thoughtfully. Where I differ is on extending time to deliberate. We're eight years in, and the continued delay has real day-to-day safety impacts. My family and I walk the un-sidewalked stretch of Bennett St multiple times a day with our 1 and 3 year old children. Last month, a truck came off the road and struck a telephone pole. If this continues to drag, I worry it won't just be a near-miss.

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Broken stroller as a result of pushing over this mess.

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Full analysis and source material attached. Welcome to share and reference publicly.

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(312) 391-1926
132 S Bennett St
(3 houses away from site)

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From: Reinecke, Mark
Sent: Sunday, January 11, 2026 4:23:42 PM
To: Lee Eysturlid
Subject: Re: Petition to demolish Geneva's 1840s blacksmith shop

Dear Lee,

Thank you so much for your thoughtful note in support of preserving the Blacksmith Shop. I greatly appreciate your perspectives on this issue. You raise a number of excellent questions regarding what constitutes the "best interest" of the community, how one determines a community's views, and the absence of an alternative plan for evaluation. All give us pause.

Thank you again.

Very best to you,

Mark

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Friday, January 9, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

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Hello:

This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturlid
108 Oak St, Geneva

--

Lee W. Eysturid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Reinecke, Mark
Sent: Monday, January 12, 2026 3:40:36 PM
To: Erica Eysturlid
Subject: Re: vote no to petition to demolish historic Blacksmith shop

Dear Erica,

Thank you very much for your thoughtful note regarding this evening's vote on the Blacksmith Shop. I appreciate your comments and insights, and hope you will be able to join us this evening.

Very best to you,
Mark Reinecke

From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

Shodeen shot down in showdown: Judge affirms Geneva ruling on 1840s blac...

Kane County Circuit Judge Elizabeth Flood ruled this week that Geneva developer Shodeen Group cannot evade the c...

There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument, that also fell flat as why weren't other vacant buildings (Campana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.

4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.

5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.

6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturid

From: Reinecke, Mark
Sent: Tuesday, January 13, 2026 8:59:19 PM
To: Fagans-4
Subject: Re: [THIS EMAIL MAY BE SPAM] The Mill Race Property

Dear Joe,

Thank you so much for your thoughtful note regarding last night's vote on the referendum. I'm always open to more discussion and to considering alternative ways of resolving issues. I'll share this with other members of the City Council to see if there is an interest in revisiting the vote. My understanding is that the issues you bring up, while important, would not have been appropriate to raise at this week's meeting. By statute, we could only consider the question of whether the HPC's vote was incorrect, and decide this based on one issue--Does demolition of the site serve the "best interests" of the "majority of the community?" Beyond this, the testimony had to be in the record of the HPC prior to their last vote. We were limited, then, in the questions we could ask and the information we could use to make a decision. That said, I believe there is a path forward that will enable development on the site to begin. I would be open to talking with the developers and members of the City Council about strategies that might be of help in accomplishing this. My approach is collaborative. This is a solvable problem.

Thank you again for your suggestion. I greatly appreciate it.

Very best to you,

Mark Reinecke

From: Fagans-4 <joestanton@fagansinc.com>
Sent: Tuesday, January 13, 2026 3:29:28 PM
To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

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Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".
- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.
- It is often repeated "Show us a plan on how you can incorporate the structure and demolition will be approved". How many tens of thousands of dollars in drawings would have to be presented to get this done? It's like saying I don't know what I want from you, but I'll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.
- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

FAGANS
Incorporated

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 4:10:39 PM
To: Sean Gallagher
Subject: Re: Blacksmith Shop thoughts

Dear Sean,

A follow-up thought--If you'd like, feel free to share your letter with Aldermen representing other wards. I suspect they would appreciate your thoughts given your expertise in this area.

Thanks again,
Mark

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Friday, January 9, 2026 1:12:05 PM
To: Reinecke, Mark
Subject: Fwd: Blacksmith Shop thoughts

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Hi Mark,
Below is my email to my Ward 1 alder folks. Just thought I'd share it with you. It was great seeing you last night! As well please send my best to Marsha!
Warm regards,
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

----- Forwarded message -----

From: Sean Gallagher <contact@gallagherarch.com>
Date: Fri, Jan 9, 2026 at 1:09?PM
Subject: Blacksmith Shop thoughts
To: <abowring@geneva.il.us>, <wmalecki@geneva.il.us>

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been

concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

5) Geneva has become and will likely even more so become a significant player in attracting residential and business interest in the years to come. As far as cities along the Fox River, trying to be objective about this, Geneva's downtown is and will be the most desirable location for both homeowners and businesses along the Fox River. That said, the long term financial upside for this site is enormous. Our City leadership should leverage this with the Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 4:08:37 PM
To: Sean Gallagher
Subject: Re: Blacksmith Shop thoughts

Dear Sean,

Thank you for your thoughtful note in support of preserving the Blacksmith Shop. I greatly appreciate your work in the area and your insights on development of historically important structures.

Thank you again.

Have a very good evening,

Mark

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Friday, January 9, 2026 1:12:05 PM
To: Reinecke, Mark
Subject: Fwd: Blacksmith Shop thoughts

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Mark,
Below is my email to my Ward 1 alder folks. Just thought I'd share it with you. It was great seeing you last night! As well please send my best to Marsha!
Warm regards,
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

----- Forwarded message -----

From: Sean Gallagher <contact@gallagherarch.com>
Date: Fri, Jan 9, 2026 at 1:09?PM
Subject: Blacksmith Shop thoughts
To: <abowring@geneva.il.us>, <wmalecki@geneva.il.us>

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

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concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

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I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Reinecke, Mark
Sent: Thursday, January 08, 2026 11:51:19 PM
To: Robert Swanson
Subject: Re: Demolition of Historic Landmark

Dear Bob,

Thank you for your thoughtful comments on the Backsmith Shop issue. I greatly appreciate your insights on this issue. Perhaps you'll be able to join us on Monday. I think your views would be greatly appreciated by your colleagues. Unfortunately, public comment comes after the vote. Perhaps we could talk this week end.

Thanks again,

Mark

From: Robert Swanson <rswanon@riverbanklabs.com>
Sent: Thursday, January 8, 2026 8:15:34 PM
To: Reinecke, Mark; Palmquist, Jeff
Cc: Kilburg, Dean; Malecki, William
Subject: Demolition of Historic Landmark

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Dear Alderpersons,

The current demolition request for 4 E. State is going to be decided on January 12th, and I wanted to share my thoughts on the matter with you.

I realize you all are aware of the previous votes on this matter, as well as the legal decisions that have been issued in the last year or so. All of these votes/decisions were to maintain and protect the landmark status of the blacksmith structure.

While I agree with the past decisions, I also believe that the current petition presents a threat to the City's landmark ordinance.

1. The landmark status was granted without any time limit for redevelopment. The City has worked with the owner to determine a potential redevelopment project, and viable options were identified.
2. City Code 10-6-10 Part 13 C states that buildings and structures designated as a historic landmark shall be maintained and protected from demolition that results from neglect or undeterred deterioration of the exterior features or structural elements. This Duty to Maintain specifically requires the owner of record to repair any deficient element contributing to material deterioration of the structure. I see the refusal of the owner to properly protect the structure from the elements as evidence of this breach. The courts agreed.
3. To my knowledge, the owner has not presented a redevelopment plan since the conclusion of the charette project. A presentation of a plan would allow for the City and the owner to work through some of the potential obstacles to moving forward. One key point to work through would be the extent that TIF financing is available for this redevelopment. A key provision to our landmark ordinance is that demolition is considered only when all other redevelopment options have been exhausted. (CC 10-6-10 4) How can all options be considered exhausted when none have been presented? It seems like a decision to allow demolition at this point in time is rewarding the owner for not maintaining the structure, as well as for not presenting any type of redevelopment plan. Would the City allow this failure to maintain our historic, protected, structures in the Historic District to occur for years?
4. The landmark owner stated at the last HPC meeting that no redevelopment plan will be presented as long as the blacksmith shop remains. This statement indicates a complete refusal to even attempt to exhaust all redevelopment options. This intransigence should not be rewarded. The historic preservation and landmark ordinances of the City deserve support and compliance.

Finally, I do not believe that demolition of the blacksmith structure is in the best interest of the majority of residents. There are many ways to evaluate this question, and arguments for both sides of demolition could be considered valid.

Is the best interest of the majority of residents determined by the highest EAV for the property? The greatest sales tax generated? The largest draw of out-of-town visitors? The priceless value of the sightline of the riverfront and the downtown? The potential benefits of being the only Fox River town with a renovated pre-Civil War industrial structure that once was the life blood of most river towns?

Demolition of the structure would eliminate some of the positive outcomes for residents that I mentioned above. I do not believe that the passage of time, and deterioration of the structure from neglect, should become the main drivers to evaluate the best interests of the majority of residents. Clearly, the majority of residents want the current status of the site to be improved. That does not mean that demolition is the only path forward to resolving this impasse.

I appreciate all of your efforts and work. You have a difficult, but clear, decision to make on Monday.

Thanks,

Bob Swanson
1202 Dunstan Rd.
Geneva, IL 60134

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 3:54:20 PM
To: Karen Armbrust
Subject: Re: Blacksmith shop

Dear Karen,

Thank you very much for your letter of support for the HPC's decision to oppose demolition of the Backsmith Shop. I appreciate your good work in historic preservation and your perspectives on this issue.

Sincerely yours,
Mark Reinecke

From: Karen Armbrust <k.armbrust@icloud.com>
Sent: Saturday, January 10, 2026 10:28:49 AM
To: Reinecke, Mark
Subject: Blacksmith shop

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Please continue to uphold the demolition denial for the blacksmith shop.

If we don't preserve visible examples of our local history, we will lose our identity as a community.

As author Wendell Berry put it :“if you don't know where you are you don't know who you are”.

Karen Armbrust
President
Wayne Historical Preservation Society

From: Reinecke, Mark
Sent: Saturday, December 27, 2025 9:50:46 PM
To: Colin C. Campbell
Subject: Re: The Blacksmith Shop

Dear Colin and Glorianne,

Thank you for your thoughtful note in support of preserving the Mill Race Blacksmith Shop. I appreciate it. In investigating this issue, I've learned that approximately 100 18th and 19th-century blacksmith shops have been preserved in the United States and Canada. They have been put to a range of uses--from shops and restaurants to museums and public spaces. Many are on the National Register of Historic Places. For now, I'm interested in learning how the developers would like to proceed. I'm hopeful a plan can be developed that both preserves our heritage and enhances a wonderful riverfront property. Thank you again for your note.

Very best to you,
Mark

From: Colin C. Campbell <cccampbell38@gmail.com>
Sent: Saturday, December 27, 2025 1:44:21 PM
To: Reinecke, Mark
Subject: The Blacksmith Shop

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Alderman Reinecke,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Reinecke, Mark
Sent: Wednesday, December 17, 2025 1:44:35 PM
To: Voigt, Alex
Subject: Re: City Council/HPC Meeting Tonight

Hi Alex,
Very good. My understanding was that it was desirable for council members to attend committee meetings.
Best,
Mark

From: Voigt, Alex
Sent: Tuesday, December 16, 2025 4:05:52 PM
To: Voigt, Alex
Cc: Sandack, Ron
Subject: City Council/HPC Meeting Tonight

Good afternoon Mayor & City Council (bcc'd):

Please see the attached memo from Attorney Sandack regarding this evenings HPC Meeting. Attorney Sandack advises that **no elected officials attend** the meeting this evening. Interested parties can view online.

Any question, please do not hesitate to reach out.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Stood, Emily
Sent: Wednesday, December 17, 2025 1:16:55 PM
To: Walker, Marissa
Subject: RE: Yesterday's Meeting

Hi Marissa,

Totally understand it slipping your mind, I actually meant to reach out because I hadn't heard from you as normal and ended up getting super busy as well. Thanks for reaching out, glad to hear you're ok and nothing crazy was going on! If I ever don't hear from you before a meeting, I'll also try to make sure to reach out and double check just in case.

Have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Walker, Marissa <mwalker@geneva.il.us>
Sent: Wednesday, December 17, 2025 9:38 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Yesterday's Meeting

Good morning!

I wanted to extend my apologies to the HPC for missing the meeting last night. The email from the 10th is in my inbox and was opened at one point, but it looks like I forgot to respond or to mark it in my calendar.

I'm very sorry for the error and I will, of course, try my best to make sure this isn't a reoccurring issue!

Hope the rest of the week goes well,
Marissa W.

From: Walker, Marissa

Sent: Wednesday, December 17, 2025 9:38:29 AM

To: Stood, Emily

Subject: Yesterday's Meeting

Good morning!

I wanted to extend my apologies to the HPC for missing the meeting last night. The email from the 10th is in my inbox and was opened at one point, but it looks like I forgot to respond or to mark it in my calendar.

I'm very sorry for the error and I will, of course, try my best to make sure this isn't a reoccurring issue!

Hope the rest of the week goes well,
Marissa W.

From: Amazon Business

Sent: Tuesday, December 23, 2025 1:54:23 PM

To: Ramos, Olivia

Subject: Enjoy bulk discounts on health and personal care products

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Bulk pricing on health & personal care essentials your team needs

[Browse products](#)

Elevate your office environment with health and personal care essentials. With Amazon Business, you get to enjoy business pricing on wellness products your team needs, delivered quickly to keep everyone healthy and supported.

Health care supplies

- [First aid kits](#)
- [OTC medications](#)
- [Cough & Cold medicine](#)
- [Pain relief medications & treatments](#)
- [Digestion & Nausea medicine](#)
- [Allergy & Sinus medicine](#)

Everyday business basics

- [Tissues](#)
- [Toilet paper](#)
- [Batteries](#)
- [Plates, Napkins & Cutlery](#)
- [Trash bags](#)
- [Laundry supplies](#)

[Shop all products](#)

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Reference: 2530952659

From: Stood, Emily
Sent: Wednesday, December 17, 2025 2:25:58 PM
To: 'Chad Porter'
Cc: Ramos, Olivia
Subject: RE: Roof

Chad,

We have gotten in contact with TJ and will continue to communicate with him about the roof, so that should hopefully take that load off your plate. It sounds like the work might not be as extreme as we originally thought, which is good news.

In terms of the side porch, our primary goal is to have a drawing set by January 6, the due date for materials for the January meeting. Completing this permit application and review will let our Code Compliance Officer know that the construction is upcoming and relieve code violation concerns. At minimum, she would need to see a letter from a design professional confirming the current structural stability. For efficiency's sake, I would recommend just submitting everything at once, as we have described previously, in order to get your project moving. In the case that we don't see documentation from a design professional or the drawings required for permit review by the January date, she will need to begin issuing advisory notices on the code concerns. She is copied on this email and can answer any questions you have on the code compliance process.

As always, happy to review any in progress drawings you have. Let me know if you need the drawing and documentation list again or if you have any additional questions on that. I know you're super busy right now, but I'm happy to suggest edits and have them waiting for you in your inbox after the holiday rush.

Emily Stood
Preservation Planner

-----Original Message-----

From: Chad Porter
Sent: Tuesday, December 16, 2025 12:09 PM
To: Stood, Emily
Cc: Byrne, Brian
Subject: Re: Roof

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

A drawing was forwarded to Brian. I have not heard back. I told TJ to call whoever he dealt with on my neighbors house. I think the plan is to stabilize the roof as they currently have a jack under a 4x4 holding the peak up. And I'd like gutters sooner than later. No one told me that discovery would result in a 2 month halt mid-winter or I wouldn't have kicked this off.

Please provide how you'd like the side porch stabilized in the interim. If it's violating code from your last email, I don't see it being okay that way until when they finish it next spring. I originally ordered materials for it right after the in-person meeting I had with Brian and Jackie last year and was told it would be administratively approved, similar to the front steps. Those materials are now likely no good (my fault I should have stored them, busy busy). So I'm not doing anything until it's approved, above 60 and scheduled.

Please provide TJ guidance going forward. This is my last work week before shutdown and I have a lot going on. And I'll have to find someone to talk to the HPC on 501 South Streets behalf..

Chad

> On Dec 16, 2025, at 11:30?AM, Stood, Emily wrote:

>
> ?Chad,
>
> I apologize for not getting back to you sooner; the HPC meeting tonight has taken up a lot of my time.

>
> To be clear, Brian did not tell you that you can't fix your roof, just that it has not been approved under your existing permit. The work outside the pre-existing permit goes beyond normal repair and maintenance, so we just need to see the same permit materials we would request from anyone doing the

work, whether the property is in the district or not. Drawings the Building Department typically needs to see would include a plan and section of the structure of the reconstructed roof, not just the exterior shell. I attached some images that I just pulled from the internet which might be good visual examples for that. These don't line up exactly with what's going on in your garage but I know it can be helpful to see images instead of written descriptions. I CC'ed him on this email so he's up to date and can keep you apprised of what the Building Department would be looking for.

>

> My recommendation is that you aim to get these materials together by January so that you can come forward with this along with the ongoing porch permit. That will minimize your need for HPC meetings and keep both projects in motion. Since TJ is working on the roof, you also have to option of speaking to him as your contractor to get those drawings needed for a roof reconstruction and attend the HPC meeting as your representative. The concern of the HPC in this case would be confirming that any changes would be structurally sound and visually the same, while retaining as much historic material as possible.

>

> Thank you,

>

> Emily Stood

> Preservation Planner

> _____

>

> -----Original Message-----

> From: Chad Porter

> Sent: Friday, December 12, 2025 10:30 AM

> To: Stood, Emily

> Subject: Roof

>

> *****

> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

> *****

>

>

>

> Emily-

>

> Brian told me that I can't fix my roof yesterday. The materials will be no good in 30-60 days sitting outside. That's 2600 dollars. I basically give up regarding the HPC and feel people should be give more obvious disclosures regarding this nutty process prior to purchasing a home in the district. I need administrative approval to proceed fixing the roof like-for-like or I'm not sure how to proceed. I can't start and then stop as It's winter and the materials were already purchased and are sitting outside. Please let me know how to proceed. I'm not making a drawing more complex than a simple pencil drawing showing the pitch and the hip on front.

>

> The other option is to leave the structure as is. If you want me to see the committee I'll go that option. I'm not standing in front of those people again. Sorry.

>

> Chad

>

> The City of Geneva, Illinois Since 1835

>

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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

>

>

From: Chad Porter
Sent: Monday, December 08, 2025 3:24:56 PM
To: Stood, Emily
Cc: Ramos, Olivia
Subject: Re: 501 South Street Check In

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

You can ask TJ about that. They were doing the roof on the house a few weeks back and the roofer wouldn't do the garage as they said it was too damaged to touch so TJ had someone come to fix the broken rafters(or whatever the term is) and then we have been hit with snow over an over. I'm sort of stuck until they can get to it. He would have all the info, he has the permit as well so you should have his number. Tell him I'd like my garage back soon :)

Chad

On Dec 8, 2025, at 2:47?PM, Stood, Emily <estood@geneva.il.us> wrote:

?
Hi Chad,

Hope you're doing well! I just wanted to check in on the porch for 501 South Street, since our Code Compliance Officer noticed today that there is a dumpster and some lumber in your driveway, and let me know it looks like you might be looking to start some work on the house. I have copied her on this email to keep her in the loop.

We wanted to remind you that we are still in need of those drawings which have been requested previously for HPC and normal permit review. As of right now, work on the side porch is still under the Stop Work Order, and the only active and approved permit for your property is on the reroofing which TJ was doing. The next possible HPC meeting for any work to be reviewed is on January 20th, with materials due January 6th.

If there is any additional work you're interested in getting started, feel free to reach out and we can get that permitting process going. I am happy to meet you on site to get some photographs of the material you retained from the old porch, which would also be greatly helpful for the HPC review. I also copied the list of materials for a future HPC review so you didn't have to go searching for it!

1. Plan
 1. Dimensioned drawing of subfloor which you have constructed, and any adjustments you might plan to make before starting the rest of construction
 2. Material descriptions in labels
2. Elevations
 1. Dimensioned drawing of planned reconstruction mimicking the earlier porch, including
 1. Skirting around subfloor
 2. Decking
 3. 4"x4" verticals
 4. 8"x8" verticals
 1. Recommend a detail, either in a separate drawing or in main elevation if graphically legible, including dimensions and locations of original fluting and base
 5. Decorative trim
 6. Horizontal crossbars across screens
 7. Connection to second floor
 2. Material descriptions of historic materials vs. proposed in labels
2. Additional Photographs
 1. Retained trim
 2. Retained 8"x8" columns

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

The City of Geneva, Illinois Since 1835

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Stood, Emily

Sent: Monday, December 08, 2025 2:47:27 PM

To: 'Chad Porter'

Cc: Ramos, Olivia

Subject: 501 South Street Check In

Hi Chad,

Hope you're doing well! I just wanted to check in on the porch for 501 South Street, since our Code Compliance Officer noticed today that there is a dumpster and some lumber in your driveway, and let me know it looks like you might be looking to start some work on the house. I have copied her on this email to keep her in the loop.

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2. Additional Photographs

1. Retained trim
2. Retained 8"x8" columns

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: McCreedy, Benjamin
Sent: Friday, December 05, 2025 2:16:52 PM
To: Adams, Peter
Subject: RE: CH James St. Entrance Lighting

They just said they would come out and make an introduction to the lighting consultant. I'll send you an invite when I have a time.

Benjamin McCreedy

Asst. City Administrator / Director of Admin. Services

City of Geneva, Illinois
Administrative Services Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4102](tel:630.232.0000)
bmccreedy@geneva.il.us

From: Adams, Peter <padams@geneva.il.us>
Sent: Friday, December 5, 2025 2:14 PM
To: McCreedy, Benjamin <bmccreedy@geneva.il.us>
Subject: RE: CH James St. Entrance Lighting

Sounds good. Is there a meeting with FGM Tuesday I'm supposed to be a part of?

Peter Adams

Facilities Manager

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4115](tel:630.232.0000)
padams@geneva.il.us

From: McCreedy, Benjamin <bmccreedy@geneva.il.us>
Sent: Friday, December 5, 2025 2:10 PM
To: Adams, Peter <padams@geneva.il.us>
Subject: RE: CH James St. Entrance Lighting

I talked with contact at FGM. We're going to try and get them and the lighting guru here next Tuesday.

Benjamin McCreedy

Asst. City Administrator / Director of Admin. Services

City of Geneva, Illinois
Administrative Services Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4102](tel:630.232.0000)
bmccreedy@geneva.il.us

From: McCreedy, Benjamin
Sent: Wednesday, November 26, 2025 4:55 PM
To: Adams, Peter <padams@geneva.il.us>
Subject: RE: CH James St. Entrance Lighting

Pete,

FYI, let's chat after Turkey Time. FGM has been working to put us in touch with a commercial lighting resource that can work with us and NRC to look at exterior lighting at City Facilities. I can provide more context when we chat in person.

Benjamin McCreedy

Asst. City Administrator / Director of Admin. Services

City of Geneva, Illinois
Administrative Services Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4102](tel:630.232.0000)
bmccreedy@geneva.il.us

From: Adams, Peter <padams@geneva.il.us>

Sent: Wednesday, November 26, 2025 4:27 PM

To: Burns, Kevin <kburns@geneva.il.us>

Cc: Voigt, Alex <avoigt@geneva.il.us>; McCready, Benjamin <bmccready@geneva.il.us>; Stood, Emily <estood@geneva.il.us>

Subject: CH James St. Entrance Lighting

Hey Mayor Burns,

Just wanted to send a quick update that I have looked into this a little and I'm leaning toward adding some can lights (or similar) to the soffit like pictured below. I'm certain this will light the stairs & east side of the building better, but have confirmed I will need HPC approval to proceed with a change of this nature, fortunately, the Unitarian Universalist Church just recently did a lighting update that Emily shared with me for some ideas/context.

Given the need to go through the HPC review/approval, I'm thinking we'll want to include a few soffit lights to the east elevation too (this will get a bit expensive whether it's 2 lights or 5-6). I'm also looking to add surveillance before the end of the FY and will probably combine this into 1 HPC application (also hoping to consolidate lift rental cost for the installs of both).

Long story short, due to the HPC review/approval requirement, this is going to take a lot more time to solve...

Happy Turkey Day!

-Pete



Peter Adams

Facilities Manager

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4115](tel:630.232.0000.4115)

padams@geneva.il.us

From: McCreedy, Benjamin
Sent: Friday, December 05, 2025 2:09:42 PM
To: Adams, Peter
Subject: RE: CH James St. Entrance Lighting

I talked with contact at FGM. We're going to try and get them and the lighting guru here next Tuesday.

Benjamin McCreedy

Asst. City Administrator / Director of Admin. Services

City of Geneva, Illinois

Administrative Services Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4102](tel:4102)
bmccreedy@geneva.il.us

From: McCreedy, Benjamin
Sent: Wednesday, November 26, 2025 4:55 PM
To: Adams, Peter <padams@geneva.il.us>
Subject: RE: CH James St. Entrance Lighting

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Benjamin McCreedy

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City of Geneva, Illinois

Administrative Services Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4102](tel:4102)
bmccreedy@geneva.il.us

From: Adams, Peter <padams@geneva.il.us>
Sent: Wednesday, November 26, 2025 4:27 PM
To: Burns, Kevin <kburns@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; McCreedy, Benjamin <bmccreedy@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
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Peter Adams

Facilities Manager

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4115](tel:630.232.0000.4115)

padams@geneva.il.us

From: Adams, Peter
Sent: Friday, December 05, 2025 2:19:20 PM
To: McCready, Benjamin
Subject: RE: CH James St. Entrance Lighting

Thanks!

Peter Adams

Facilities Manager

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4115](tel:630.232.0000.4115)
padams@geneva.il.us

From: McCready, Benjamin <bmccready@geneva.il.us>
Sent: Friday, December 5, 2025 2:10 PM
To: Adams, Peter <padams@geneva.il.us>
Subject: RE: CH James St. Entrance Lighting

I talked with contact at FGM. We're going to try and get them and the lighting guru here next Tuesday.

Benjamin McCready

Asst. City Administrator / Director of Admin. Services

City of Geneva, Illinois
Administrative Services Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4102](tel:630.232.0000.4102)
bmccready@geneva.il.us

From: McCready, Benjamin
Sent: Wednesday, November 26, 2025 4:55 PM
To: Adams, Peter <padams@geneva.il.us>
Subject: RE: CH James St. Entrance Lighting

Pete,

FYI, let's chat after Turkey Time. FGM has been working to put us in touch with a commercial lighting resource that can work with us and NRC to look at exterior lighting at City Facilities. I can provide more context when we chat in person.

Benjamin McCready

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City of Geneva, Illinois

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22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4115](tel:630.232.0000.4115)

padams@geneva.il.us

From: Adams, Peter
Sent: Friday, December 05, 2025 2:13:40 PM
To: McCready, Benjamin
Subject: RE: CH James St. Entrance Lighting

Sounds good. Is there a meeting with FGM Tuesday I'm supposed to be a part of?

Peter Adams

Facilities Manager

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4115](tel:630.232.0000.4115)
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From: McCready, Benjamin <bmccready@geneva.il.us>
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To: Adams, Peter <padams@geneva.il.us>
Subject: RE: CH James St. Entrance Lighting

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City Administrator's Office
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Desk: [630.232.0000.4115](tel:630.232.0000.4115)
padams@geneva.il.us

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:57:27 PM
To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
Subject: RE: FOIA request, Aurora Beacon-News

Always fun to blame the attorneys! I will fire that request off today before I depart.
Thanks,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4109](tel:630.232.0000)
jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:56 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: Re: FOIA request, Aurora Beacon-News

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Thanks, but please be sure to advise Council members that they need to do individual searches too, including responsive materials on their personal devices (email, etc.).
You are free to say "Ron was adamant about this" ... feel free to blame me.

Ron Sandack

GAIDO & FINTZEN
Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:48 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

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jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:46 PM

To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: Re: FOIA request, Aurora Beacon-News

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

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With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

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Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4109](tel:630.232.0000.4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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From: Fornari, Jeanne
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To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
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jfornari@geneva.il.us

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Ron Sandack

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22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4109](tel:630.232.4109)

jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>

Sent: Friday, January 16, 2026 12:05 PM

To: foia <foia@geneva.il.us>

Subject: FOIA request, Aurora Beacon-News

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"Shodeen"

"Dave Patzelt"

"HPC"

"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

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I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,

Molly Morrow

The City of Geneva, Illinois Since 1835

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_____ Please do not print this email unless it is absolutely necessary.

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:06:38 PM
To: Sandack, Ron
Cc: Voigt, Alex; Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

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Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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Best,
Molly Morrow

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 12:16:08 PM
To: Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Let's discuss with Alex & K* before 4:30 today – I am out next week and the following Monday.

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4109](tel:630.232.4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
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Subject: FOIA request, Aurora Beacon-News

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Best,
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From: Ron Sandack
Sent: Friday, January 16, 2026 2:46:12 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

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Ron Sandack

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

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From: Ron Sandack
Sent: Friday, January 16, 2026 2:55:57 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:48 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: RE: FOIA request, Aurora Beacon-News

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Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

From: Washington Technology
Sent: Monday, January 12, 2026 7:00:47 AM
To: Collins, Peter
Subject: NEW PODCAST: GovCon's 2026 atlas | Realities of 'commercial' contracting

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Monday, January 12, 2026

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SPOTLIGHT

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[Two dozen corporate leadership moves to note as 2026 begins](#) //Ross Wilkers

Four chief executive transitions highlight our first listing of key executive promotions and hires here in this New Year.

[Air Force consolidates some acquisition program offices into mission-focused groups](#) //Thomas Novelty

But many of the new "portfolio acquisition executives" were already leading multi-mission efforts.

[NASA eyes partnerships to extend lives of three aging Earth observation satellites](#) //Nick Wakeman

NASA is exploring how public-private partnerships could help continue the data collection missions of Terra, Aqua and Aura.

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From: Washington Technology
Sent: Thursday, December 18, 2025 7:00:40 AM
To: Collins, Peter
Subject: Contractors face mounting uncertainty | Radiant gets backing for reactor production

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Thursday, December 18, 2025

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SPOTLIGHT

[Contractors face mounting uncertainty as shutdown aftermath lingers](#) //Nick Wakeman

Workforce cuts, budget issues and acquisition reform collide to create an unprecedented set of market challenges.

MORE FROM WASHINGTON TECHNOLOGY

[Radiant closes \\$300M Series C round to aid small nuclear reactor production](#) //Ross Wilkers

The five-year-old startup is designing its portable microreactor to meet increasing electricity demand and help mitigate stresses on the grid.

[DISA preps \\$600M enterprise storage recompet](#) //Nick Wakeman

The Defense Information Systems Agency is seeking an on-demand managed service with usage-based pricing.

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[TMMG receives private equity backing](#) //Ross Wilkers

Artinia Group has lined up two other partners for this investment in TMMG as the 17-year-old company seeks to further expand across U.S. ship fleet readiness programs.

[House passes measure to help reduce federal software spending](#) //Edward Graham

For the second straight Congress, lawmakers in the lower chamber have advanced legislation to impose heightened transparency requirements on government software spending.

[Bid protests hit decade-low and undermine calls for 'loser pays' reforms](#) //Nick Wakeman

New data from the Government Accountability Office shows protests have declined 40% since 2016, while half of all cases result in relief for contractors or corrective actions by agencies.

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GovExec, 600 New Hampshire Avenue NW, Washington, DC 20037

From: Development Projects

Sent: Tuesday, January 13, 2026 4:06:28 PM

To: Marks, Richard

Subject: News Flash: Geneva City Council Denies Appeal Of 4 E. State St. Demolition Request for www.geneva.il.us

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January 13, 2026

City Council Denies Appeal Of 4 E. State St. Demolition Request

_____ | The [City of Geneva Development Projects Map](#) has been updated with details about the Jan. 12 special City Council meeting regarding the appeal of the 4 E. State St. Historic Landmark Demolition request.

A reversal or modification of the Historic Preservation Commission's (HPC) determination requires not less than two-thirds of the alderpersons holding office (seven votes). At the City Council meeting, six alderpersons voted in favor of overturning the HPC, and four voted to uphold the HPC's decision.

As such, the appeal failed, and the demolition request was denied.

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From: Colin C. Campbell

Sent: Saturday, December 27, 2025 1:32:14 PM

To: Marks, Richard

Subject: The Blacksmith Shop

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Alderman Marks,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Development Projects

Sent: Tuesday, January 13, 2026 4:06:53 PM

To: Ahern, Timothy

Subject: News Flash: Geneva City Council Denies Appeal Of 4 E. State St. Demolition Request for www.geneva.il.us

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January 13, 2026

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As such, the appeal failed, and the demolition request was denied.

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From: WEF SmartBrief
Sent: Wednesday, December 10, 2025 1:02:48 PM
To: Price, Tom
Subject: Special Report: Technology and the water industry

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December 10, 2025

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Technology and the Water Industry

The water industry is developing innovative and advanced technology and AI to reduce water and waste in various applications including data centers, water and wastewater facilities and municipalities. National and state regulators are working to sustainably expand data center growth, while researchers, startups and tech companies are working on innovative solutions to address water-use issues surrounding data centers and AI. But there is more to be done.

This Special Report, sponsored by Ecolab, takes a deeper look at the issues surrounding data centers, AI and advanced technology in the water industry.

▶ 0:00

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Trends

Ecolab lends support to growing data center industry

The rapid expansion of AI data centers is fueling a surge in demand for Ecolab's water treatment chemicals -- and it is moving fast to help support the industry at its Garyville, La., facility. The site ships 227 million pounds of chemical products annually, many of which help ensure efficient water usage at data centers and power plants.

Full Story: [The Times-Picayune](#) | [The New Orleans Advocate](#) (12/4)

Data centers could be powerful economic engines

Data centers are emerging as major drivers of economic development, comparable to the role once played by steel mills and manufacturing facilities, writes Jeff Jakubiak of Vinson & Elkins. However, utility commissions often maintain a conservative approach focused on cost limitation, which can hinder necessary grid investments. Jakubiak discusses the regulatory

bottleneck and why change is needed to ensure states and consumers benefit from the data center boom. For more insights from Jeffrey Jakubiak, tune into his appearance on the most recent episode of the [Renewable Energy SmartPod](#).

Full Story: [Utility Dive](#) (10/31)

(John Macdougall/Getty Images)

Amazon is set to make a \$50 billion investment to expand its cloud infrastructure for US government clients, focusing on AI and high-performance computing. This investment will boost data center capacity by almost 1.3 gigawatts, offering government agencies enhanced AI capabilities and access to AWS and Nvidia hardware. This move aligns with Amazon's ongoing efforts to lead in the AI race, as evidenced by its recent data center expansions.

Full Story: [The Wall Street Journal](#) (11/24)

Closed-loop cooling to cut water use at Nev. data centers

Data center developers near Reno, Nev., are increasingly adopting advanced cooling systems designed to minimize water consumption. The trend is moving toward closed-loop water systems, which reuse water repeatedly rather than relying on constant fresh water input. This shift mirrors a nationwide effort among AI data centers to reduce their water footprint.

Full Story: [National Public Radio](#) (12/1)

Water becomes key in business location decisions

As water scarcity becomes a critical factor in business location decisions, companies are increasingly integrating water management into their overall business strategies. Robert Kimball, industrial process water sector leader at WSP, highlights the importance of water reuse, advanced treatment technologies and the water-energy nexus in achieving sustainability goals. Kimball emphasizes the need for a fit-for-purpose approach to water treatment to minimize costs and carbon emissions.

Full Story: [The Construction Broadsheet](#) (11/24)

Some recent data center projects...

- [CleanArc begins \\$3B data center project in Virginia](#) [Construction Dive](#) (12/1)
- [Meta to invest \\$1B in Wis. data center with Mortenson](#) [Construction Dive](#) (11/21)
- [Permit obtained for Chicago data center project](#) [World Construction Network](#) (10/29)
- [\\$15B data center campus planned in Wisconsin](#) [Construction Dive](#) (10/28)
- [Va. city begins major wastewater facility expansion](#) [Potomac Local News \(Stafford, Va.\)](#) (10/16)
- [Prologis investing in data centers, energy](#) [CoStar Group](#) (10/2)

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Deep Dive

Amazon Web Services data center in Ashburn, Va. (Bloomberg/Getty Images)

The AI data center boom is dramatically transforming the global technology landscape, with tech giants like OpenAI, Meta, Amazon, and Google building massive, next-generation facilities. These data centers are much larger than traditional ones, often spanning areas comparable to Central Park, and are being constructed in both rural and urban locations to handle unprecedented AI workloads. The sector is attracting hundreds of billions of dollars in investment, doubling the number of hyperscale data centers worldwide in just five years. This rapid expansion is not only reshaping physical environments but also redefining economic priorities for both companies and governments worldwide.

Full Story: [Bloomberg](#) (11/21)

Data center expansion key to US AI growth; challenges abound

Data centers are foundational for AI growth, but their expansion faces challenges such as energy and water consumption, costs, critical mineral requirements, permitting and workforce shortages. The United States is the global leader in the number of data centers, with Virginia, Texas and California serving as major hubs due to their proximity to government agencies and access to land and resources. However, tariffs on copper, steel and aluminum have increased construction costs, and White House policies on tariffs and immigration have created additional hurdles for data center development.

Full Story: [Brookings Institution](#) (11/5)

Are forecasts overestimating data center power demand?

Estimates of power demand from data center projects vary widely and are growing due to many early-stage initiatives securing power. However, the actual realization of these projects is uncertain. Projects are on the rise in established hubs like Virginia, Texas, Georgia and Ohio, but also taking root in emerging markets like Pennsylvania and Louisiana. John Wilson of Grid Strategies notes that demand projections are uncertain because utilities are struggling to accurately forecast new loads.

Full Story: [Latitude Media](#) (12/2)

Leading the Way

Laser-cooling tech cuts data centers' water, energy use

Maxwell Labs, a Minnesota startup co-founded by Mike Karpe and Jacob Balma, is pioneering an innovative laser-based technology aimed at cooling computer chip hotspots in data centers. By leveraging photonics and advanced optics, the company's system can precisely target and cool micro hotspots on chips, converting excess heat into light and then back into electricity. This approach is more efficient and targeted than traditional air or liquid cooling methods, potentially unlocking higher chip performance and setting a new standard for thermal management in high-density computing environments.

Full Story: [Star Tribune \(Minneapolis\)](#) (11/26)

Thermal desalination method uses renewable energy

Researchers at McGill University have demonstrated the feasibility of thermally driven reverse osmosis, a method of desalinating seawater using low-grade heat from renewables such as solar thermal and geothermal energy. The process, which uses a piston-based system to push seawater through a membrane, could improve access to water in remote areas where electricity-based desalination is not viable, says McGill's Jonathan Maisonneuve.

Full Story: [Tech Xplore](#) (11/14)

Burnt Island Ventures sees water as climate tech focus

Burnt Island Ventures has closed a \$50 million fund to support early-stage water-technology startups addressing climate-related risks, with most capital already invested in solutions ranging from advanced treatment to infrastructure resilience. The firm is also raising a \$75 million growth fund for later-stage investments. Founder Tom Ferguson says he sees opportunities in metering, advanced water treatment, filtration and infrastructure, and is backing innovations like underwater desalination and AI-powered water utility management, with a focus on supporting founders with both funding and sector expertise.

Full Story: [Heatmap News](#) (10/22)

(Getty Images)

Nvidia has introduced Omniverse DSX, a digital twin platform for the design and operation of gigawatt-scale AI data centers. Partnering with Schneider Electric, Nvidia is partnering with Schneider Electric to build an AI Factory Research Center in Virginia to develop this technology. Omniverse DSX creates a digital twin of the entire data center, including power and cooling infrastructure, to optimize performance and sustainability.

Full Story: [The Register \(UK\)](#) (10/29)

AI tool enables earlier data center interconnections

Portland General Electric has partnered with GridCARE to use an AI-enabled flexibility tool that has freed up over 80 megawatts for data center interconnections next year. The tool uses detailed demand modeling and optimized flexible resources, such as batteries and onsite generators, to find spare capacity, allowing PGE to connect data centers years earlier than expected.

Full Story: [Utility Dive](#) (10/20)

Data tiering can help lower AI energy, water usage

[TechRepublic](#) (11/21)

Tech startup unveils space-based AI data centers

[Space](#) (12/9)

More Resources

Words on Water: Meeting AI's growing water demands

(WEF) As AI data centers expand, finding ways to save water is becoming increasingly crucial. Listen to this recent episode of WEF's *Words on Water* podcast featuring Rodolfo Sucre, Principal of RSP Engineers, for perspectives on how balancing AI growth with sustainable practices is the key to managing the challenge. [Access this episode as well as all Words on Water conversations at the WEF website.](#)

Policy Update

National AI rule planned to address data centers

President Donald Trump plans to sign an executive order to establish a national regulatory framework for artificial intelligence, aiming to streamline the approval process for companies. The move comes as states, such as Florida, propose their own regulations to address concerns about privacy, energy costs and water usage. Florida Gov. Ron DeSantis has introduced legislation to limit AI's impact, including preventing utilities from charging more to support data center development.

Full Story: [Utility Dive](#) (12/8)

States seek clearer data center water use reporting

States are intensifying efforts to make data center water usage more transparent, particularly as drought conditions and groundwater depletion threaten water security. Lawmakers argue that without clear reporting, utilities and officials cannot adequately plan for future water needs or weigh the impact of rapidly expanding AI-driven data centers. However, water consumption data is often designated as proprietary by tech companies, and some utilities are bound by nondisclosure agreements, leaving municipalities with incomplete information. This lack of transparency complicates resource planning and fuels bipartisan calls for legislation mandating water use disclosures.

Full Story: [E&E News](#) (12/8)

Lawmakers see liquid cooling as solution for AI, energy

The Liquid Cooling for AI Act, introduced by a bipartisan group of lawmakers, aims to address the growing energy and operational challenges of AI data centers by promoting the adoption of liquid cooling technologies. The bill mandates a comprehensive assessment by the US comptroller general and the Government Accountability Office on the deployment and impact of liquid cooling systems in AI compute clusters. Additionally, it proposes the formation of an industry-led advocacy group to collaborate with federal agencies on establishing nationwide guidelines.

Full Story: [FedScoop](#) (11/25)

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From: WEF SmartBrief
Sent: Tuesday, December 09, 2025 2:37:16 PM
To: Price, Tom
Subject: Trump threatens 5% tariff on Mexico amid water dispute

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December 9, 2025

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Today's News

Trump threatens 5% tariff on Mexico amid water dispute

President Donald Trump has said that Mexico would face a 5% tariff if it fails to meet its water delivery obligations under a 1944 treaty. Mexico owes the US 800,000 acre-feet of water due to violations during the past five years, the president has said, and warned that the tariff would be enacted if Mexico does not release 200,000 acre-feet before Dec. 31.

Full Story: [Reuters](#) (12/8), [Politico](#) (12/8)

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Has your undergraduate degree launched your career but you realize more technical knowledge will propel your career forward? Graduate credentials qualify you for leadership opportunities, project management responsibilities, and the chance to work on more technically challenging projects. [Check out our Online Opportunities that can get you there.](#)

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Environmental Protection

Treated wastewater in Tijuana. (Guillermo Arias/AFP via Getty Images) The Tijuana River remains a major pollution source in southern

San Diego County, flooding neighborhoods with untreated wastewater and industrial chemicals from Tijuana. Despite upgrades to wastewater treatment facilities on both sides of the border, the river continues to release contaminants into the environment, leading to beach closures and persistent health risks for residents. County Supervisor Paloma Aguirre is calling for funding to address a major pollution hotspot and for new infrastructure to clean up the river on the US side.

Full Story: [CalMatters \(Sacramento, Calif.\)](#) (12/5)

Ohio alliance warns of wetland risk under WOTUS proposal

Cincinnati, Ohio, wetlands could be at risk under an Environmental Protection Agency proposal to revise the definition of "waters of the United States" to include only wetlands that are adjacent to protected waters, according to the Mill Creek Alliance. The change could lead to the loss of valuable wetland areas that help control flooding and filter water, undermining conservation efforts in the region, it says.

Full Story: [WKRC-TV \(Cincinnati\)](#) (12/6)

Circular Water Economy

(Cate Gillon/Getty Images)

Up to 220 million people could lose access to clean, piped water by 2050 if urban growth continues in a sprawling, horizontal pattern, according to a study by the Complexity Science Hub and the World Bank. The study analyzed more than 100 cities in Africa, Asia and Latin America, and determined that sprawling cities already see water bills

about 75% higher than their more compact counterparts. It highlights the importance of urban design decisions in future water access.

Full Story: [Newsweek \(tiered subscription model\)](#) (12/3)

RESULTS: WEF is planning the following activities to increase awareness and adoption of circular water economy principles. Which item do you think WEF should prioritize?

Develop new industry guidance and best practices - **21%**

Expand partnerships and collaborations with other sectors - **11%**

Develop and distribute communications materials to help build understanding and support - **20%**

Provide training, workshops, and/or professional certifications - **16%**

Advocate for supportive policies and regulations - **13%**

Perform research and collect data - **6%**

Other - **14%**

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Creating Positive Habits - The Ultimate Guide

Infrastructure Watch

Fla. county wraps up landmark water reclamation project

Sarasota County has completed the largest membrane bioreactor installation in Florida at the Bee Ridge Water Reclamation Facility, finalizing a five-year project that marks the county's most significant capital improvement to date. The upgrade included maintaining plant operations throughout construction and repurposing existing infrastructure to process 18 million gallons per day, up from 12 million.

Full Story: [Wastewater Digest](#) (12/8)

Water Environment Research

Read more from Water Environment Research (WER) [here](#).

Optimizing Nitrate Dosing Strategies for Sulfide Control Using Kinetic Modeling, Variance-Based Sensitivity Analysis, and Laboratory-Scale Sewer Reactors (12/8)

Benchmarking of Commercial Reverse Osmosis and Nanofiltration Membranes for Ultrashort-, Short-, and Long-Chain Perfluoroalkyl and Polyfluoroalkyl Substance Rejection (12/8)

Steady-State Anaerobic Co-Digestion of Aqueous Condensate From Municipal Sludge Pyrolysis (12/8)

Funding and Financing

Delta Regional Authority funds Ark. wastewater projects

The Delta Regional Authority is investing more than \$5.5 million in Arkansas communities to address water and wastewater infrastructure needs. The investments are part of a broader effort to strengthen public utilities and support regional growth. The cities of Caraway, Peach Orchard, Parkin and Brookland have the most critical needs.

Full Story: [Wastewater Digest](#) (12/5)

Stormwater

Flooding at entrance to Prospect Park in 2023. (Michael M. Santiago/Getty Images) New York City plans to build its first Blue Belt in Prospect Park to manage stormwater and improve natural spaces as part of a \$68 million project, which includes new ponds, rain gardens and a revamped drainage system. The project aims to mitigate flooding exacerbated by climate change, and construction is set to begin in 2029 and finish by 2032.

Full Story: [The Brooklyn Paper \(N.Y.\)](#) (12/4)

Research, Innovation & Technology

Calif. water agency to convert food waste to energy

Monterey One Water has launched a co-digestion program to turn food waste into renewable energy, supported by a \$4.2 million grant from CalRecycle. The initiative aims to divert up to 51,000 tons of food waste annually from landfills, reducing methane emissions and producing biogas to be converted into electricity and renewable natural gas.

Full Story: [Monterey County Weekly \(Seaside, Calif.\)](#) (12/4)

Workforce

Let middle managers take the lead during change

If you want to drive organizational change, empower your middle managers to model and reinforce new behavior with their teams, rather than relying on top-down directives, writes Michel Koopman, the CEO & founder at CxO Coaching. Prepare managers for the role with targeted coaching, peer-based cohorts for accountability and mentoring from senior leaders, Koopman writes.

Full Story: [SmartBrief/Leadership](#) (12/8)

Question of the Day

POP QUIZ: Dutch scientists are testing what substance to help with coastal restoration?

Hint: Check out [yesterday's SmartBrief](#).
Stay tuned for the results in tomorrow's SmartBrief.

Hybrid seagrass

Beach elder

Xiriton

Today at WEF

SYPC: Experience Costa Rica during circularity study tour

(WEF) Join WEF and Global Water Stewardship for an immersive Circular Water Economy Study Tour in Costa Rica, open to members of the WEF Students and Young Professionals Community (SYPC). Explore innovative circular water systems across San José, Monteverde and Santa Cruz. Ten SYPC members will receive USD \$2,400 in tuition support, covering programming, lodging, meals and in-country transportation. [Apply by Dec. 12, 2025, to participate in this transformative learning opportunity.](#)

Read the WEFTEC 2025 Report in *WE&T*

(WEF) From Sept. 27 to Oct. 1, nearly 24,000 water professionals met in Chicago to exchange ideas and browse a packed exhibition floor during WEFTEC® 2025. Highlights of this year's marquee WEF event included the launch of the Water-AI Nexus™ Center of Excellence, a keynote address from Travis Mills, and key insights into the emerging circular water economy. [Get full details in the December 2025 issue of *WE&T* magazine.](#)

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In Case You Missed It

EPA highlights progress at former Miss. Superfund site

[WLOX-TV \(Biloxi, Miss.\)](#) (12/4)

Morocco looks to desalination for drinking water

[Reuters](#) (12/4)

Las Vegas unveils \$21.3M detention basin project

[KTNV-TV \(Las Vegas\)](#) (12/4)

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From: Fagans-4
Sent: Tuesday, January 13, 2026 3:29:28 PM
To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

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Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".
- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.
- It is often repeated "Show us a plan on how you can incorporate the structure and demolition will be approved". How many tens of thousands of dollars in drawings would have to be presented to get this done? It's like saying I don't know what I want from you, but I'll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.
- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

FAGANS
Incorporated

From: James Radecki

Sent: Tuesday, January 13, 2026 11:42:04 AM

To: Reinecke, Mark; Malecki, William

Subject: Motion for Reconsideration

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am asking you both, as the rules allow, to request a motion for reconsideration of your vote at your next meeting regarding last night's vote on the Mill Race Inn demolition request. As a past three term member of the Geneva City Council and strong supporter of reasonable historic preservation I hope you consider this request. I participated in the year long discussion of our current HP ordinance and while objecting to the owner consent issue, still voted to approve the ordinance. As a whole it is excellent and I did not wish to throw the baby out with the bath water.

I won't rehash the already exhaustive discussion on the pro and con issues. However, I believe there are 2 strong arguments to be made for your reconsideration.

First is the fact that the sitting majority of Council members who represent the majority of people in Geneva voted for conditional redevelopment/demolition. But for the super majority requirement based on the HPC unanimous vote, the redevelopment would proceed. If conditional demolition and redevelopment did not have such wide support from the council I would not be writing to you.

Second, I believe you are not elected leaders but rather our elected representatives. To borrow from Alderperson Reineck's theme last night, I think there are some things we can all agree upon. Foremost, if the question was put to the voters in a referendum we would no doubt overwhelmingly support the conditional demolition and redevelopment of the property. I understand that your responsibilities on the council exceed simply polling your constituents. However, if you are going to break from them on such an important issue then you should be 100% confident in your position. If not, I think it is best to go with the collective wisdom and support your constituents.

The reality is that you may feel 49% in favor of an issue but since you vote in a whole number you must cast your vote the other way. It is what makes your position challenging at times. So my request again is that in light of the above I respectfully ask you to reconsider your vote and allow the conditional demolition and redevelopment of the Mill Race Inn property.

Thank you for your service and please contact me if you wish to discuss further

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

From: Sean Gallagher

Sent: Friday, January 09, 2026 1:09:56 PM

To: Bowring, Anaïs; Malecki, William

Subject: Blacksmith Shop thoughts

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

5) Geneva has become and will likely even more so become a significant player in attracting residential and business interest in the years to come. As far as cities along the Fox River, trying to be objective about this, Geneva's downtown is and will be the most desirable location for both homeowners and businesses along the Fox River. That said, the long term financial upside for this site is enormous. Our City leadership should leverage this with the Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!

Sean

Sean M. Gallagher A.I.A.

Professor Judson University

Gallagher Associates Architects P.C.

427 Anderson Boulevard

Geneva, IL 60134

p: 630.845.9981

web: gallagherarch.com

From: Colin C. Campbell

Sent: Saturday, December 27, 2025 1:29:50 PM

To: Malecki, William

Subject: The Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Alderman Malecki,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change its mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Malecki, William
Sent: Friday, January 09, 2026 2:21:32 PM
To: Sean Gallagher; Bowring, Anaïs
Subject: Re: Blacksmith Shop thoughts

Sean,

Thank you for your previous dedication to our city and service.

I appreciate your thoughtful email as well.

Please feel free to reach out at any time.

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Friday, January 9, 2026 1:09:56 PM
To: Bowring, Anaïs; Malecki, William
Subject: Blacksmith Shop thoughts

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

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Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Malecki, William
Sent: Friday, January 16, 2026 1:53:06 PM
To: James Radecki; Reinecke, Mark
Subject: Re: Motion for Reconsideration

Mr. Radecki,

Thanks for your email and for your past service as alderperson as well.

I apologize for the delayed response.

I've been keeping a careful eye on this over the years and did not take my vote lightly. I understand the arguments from both sides and received thoughtful responses from a variety of residents.

I took great care in revisiting the lengthy discussions and the decisions that my predecessors had made in regard to this property and this specific historical landmark. The structure was designated a historical landmark by the city through the proper channels, and the applicant has failed to de-designate the property as such. The issue has been brought up repeatedly, and the city has remained steadfast, collectively through the HPC and via City Council.

No matter the condition of the structure, it is still deemed a historical landmark and that carried a significant weight as I personally deliberated over the topic at hand.

Respectfully,

William Malecki
Alderson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742

From: James Radecki <jimradecki@icloud.com>
Sent: Tuesday, January 13, 2026 11:42:04 AM
To: Reinecke, Mark; Malecki, William
Subject: Motion for Reconsideration

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am asking you both, as the rules allow, to request a motion for reconsideration of your vote at your next meeting regarding last night's vote on the Mill Race Inn demolition request. As a past three term member of the Geneva City Council and strong supporter of reasonable historic preservation I hope you consider this request. I participated in the year long discussion of our current HP ordinance and while objecting to the owner consent issue, still voted to approve the ordinance. As a whole it is excellent and I did not wish to throw the baby out with the bath water.

I won't rehash the already exhaustive discussion on the pro and con issues. However, I believe there are 2 strong arguments to be made for your reconsideration.

First is the fact that the sitting majority of Council members who represent the majority of people in Geneva voted for conditional redevelopment/demolition. But for the super majority requirement based on the HPC unanimous vote, the redevelopment would proceed. If conditional demolition and redevelopment did not have such wide support from the council I would not be writing to you.

Second, I believe you are not elected leaders but rather our elected representatives. To borrow from Alderson Reinecke's theme last night, I think there are some things we can all agree upon. Foremost, if the question was put to the voters in a referendum we would no doubt overwhelmingly support the conditional demolition and redevelopment of the property. I understand that your responsibilities on the council exceed simply polling your constituents. However, if you are going to break from them on such an important issue then you should be 100% confident in your position. If not, I think it is best to go with the collective wisdom and support your constituents.

The reality is that you may feel 49% in favor of an issue but since you vote in a whole number you must cast your vote the other way. It is what makes your position challenging at times. So my request again is that in light of the above I respectfully ask you to reconsider your vote and allow the conditional demolition and redevelopment of the Mill Race Inn property.

Thank you for your service and please contact me if you wish to discuss further

Jim Radecki
2258 Newport Lane
(630)746-6802

Sent from my iPad

From: Malecki, William
Sent: Friday, January 09, 2026 12:45:24 PM
To: Robert Swanson
Subject: Re: Demolition of Historic Landmark

Bob,

Thanks for sharing your thoughts on this matter. I appreciate the email!

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Robert Swanson <rswanson@riverbanklabs.com>
Sent: Thursday, January 8, 2026 8:15:34 PM
To: Reinecke, Mark; Palmquist, Jeff
Cc: Kilburg, Dean; Malecki, William
Subject: Demolition of Historic Landmark

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Dear Alderspersons,

The current demolition request for 4 E. State is going to be decided on January 12th, and I wanted to share my thoughts on the matter with you.

I realize you all are aware of the previous votes on this matter, as well as the legal decisions that have been issued in the last year or so. All of these votes/decisions were to maintain and protect the landmark status of the blacksmith structure.

While I agree with the past decisions, I also believe that the current petition presents a threat to the City's landmark ordinance.

1. The landmark status was granted without any time limit for redevelopment. The City has worked with the owner to determine a potential redevelopment project, and viable options were identified.
2. City Code 10-6-10 Part 13 C states that buildings and structures designated as a historic landmark shall be maintained and protected from demolition that results from neglect or undeterred deterioration of the exterior features or structural elements. This Duty to Maintain specifically requires the owner of record to repair any deficient element contributing to material deterioration of the structure. I see the refusal of the owner to properly protect the structure from the elements as evidence of this breach. The courts agreed.
3. To my knowledge, the owner has not presented a redevelopment plan since the conclusion of the charette project. A presentation of a plan would allow for the City and the owner to work through some of the potential obstacles to moving forward. One key point to work through would be the extent that TIF financing is available for this redevelopment. A key provision to our landmark ordinance is that demolition is considered only when all other redevelopment options have been exhausted. (CC 10-6-10 4) How can all options be considered exhausted when none have been presented? It seems like a decision to allow demolition at this point in time is rewarding the owner for not maintaining the structure, as well as for not presenting any type of redevelopment plan. Would the City allow this failure to maintain our historic, protected, structures in the Historic District to occur for years?
4. The landmark owner stated at the last HPC meeting that no redevelopment plan will be presented as long as the blacksmith shop remains. This statement indicates a complete refusal to even attempt to exhaust all redevelopment options. This intransigence should not be rewarded. The historic preservation and landmark ordinances of the City deserve support and compliance.

Finally, I do not believe that demolition of the blacksmith structure is in the best interest of the majority of residents. There are many ways to evaluate this question, and arguments for both sides of demolition could be considered valid.

Is the best interest of the majority of residents determined by the highest EAV for the property? The greatest sales tax generated? The largest draw of out-of-town visitors? The priceless value of the sightline of the riverfront and the downtown? The potential benefits of being the only Fox River town with a renovated pre-Civil War industrial structure that once was the life blood of most river towns?

Demolition of the structure would eliminate some of the positive outcomes for residents that I mentioned above. I do not believe that the passage of time, and deterioration of the structure from neglect, should become the main drivers to evaluate the best interests of the majority of residents. Clearly, the majority of residents want the current status of the site to be improved. That does not mean that demolition is the only path forward to resolving this impasse.

I appreciate all of your efforts and work. You have a difficult, but clear, decision to make on Monday.

Thanks,

Bob Swanson
1202 Dunstan Rd.
Geneva, IL 60134

From: Malecki, William
Sent: Sunday, January 04, 2026 1:53:28 PM
To: Colin C. Campbell
Subject: Re: The Blacksmith Shop

Colin,

Thanks for reaching out with regards to the Blacksmith and sharing your thoughts. It's really appreciated.

I hope you and Glorianne had a wonderful Christmas and a lovely New Year's.

-Billy

*William Malecki
Alderson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Colin C. Campbell <cccampbell38@gmail.com>
Sent: Saturday, December 27, 2025 1:29:50 PM
To: Malecki, William
Subject: The Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Alderman Malecki,

To the members of the Geneva City Council,

Although we live in the 1st Ward, we're writing to all of you because this is an issue that involves all of the City of Geneva: the preservation and repurposing of the historic blacksmith shop on East State St.

When the developer acquired this property, they were quoted in the Daily Herald as recognizing the historic importance of this building and they stated their intention to preserve it. When they demolished the rest of the old Mill Race Inn they took great care to preserve the blacksmith shop which, at that time had been incorporated into the structure of the restaurant.

But then, some time later, they submitted an application to the City to demolish the building. The fact that they submitted their request shortly before Christmas, when people were likely to be distracted by the upcoming holidays, that they knew that the building had no historic preservation protection, and that such a demolition request is frequently issued promptly as a matter of course, one might surmise that they were confident that the request would be granted and the building demolished before preservationists could react.

Fortunately, a concerned citizen learned of the application and worked almost overnight to submit an application to Landmark the old building. That, of course, halted any action to demolish it. The building was then granted Landmark status by HPC and the City Council.

Since then the developer has made many attempts to get the City to revoke the landmark status of the building. In each case the City has firmly rejected each request. And now they are trying yet once again to get the City to reverse itself and once again the HPC has unanimously ejected their request.

We don't understand their reasoning for committing so much time and money over the years in their repeated attempts to get the City to change it's mind, but at this point their submitting yet another request seems almost abusive.

This developer has successfully and creatively restored numerous historic buildings in Geneva. These include The Herrington Inn complex, The Riverside Banquets complex, and The Dodson Place complex. Compared with these developments the blacksmith shop is a very small project. In a city that prides itself on historic preservation as an important aspect of its "brand" it would be a shame for the City to cave and allow this building to be demolished now.

We ask you to once again deny the request to demolish this historic structure and to support an honest effort on the part of the developer to restore and repurpose it.

Most sincerely,

Colin C. and Glorianne S. Campbell
18 S. 6th. St.
Geneva, IL

From: Malecki, William
Sent: Thursday, December 11, 2025 10:44:50 AM
To: Alan Leahigh; Bowring, Anaïs
Subject: Re: Appreciate Your Visit

Mr. Leahigh,

Thank you for taking the time to meet with us last Sunday.

As you mentioned, I think at this time we should see how the upcoming HPC meeting goes.

Stay warm this weekend!

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Alan Leahigh <alankleahigh@comcast.net>
Sent: Tuesday, December 9, 2025 9:58:48 AM
To: Bowring, Anaïs
Cc: Malecki, William
Subject: Re: Appreciate Your Visit

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Anaïs --

That would be fabulous. I'm wondering, though, if it would be best to wait until after Shodeen presents its case, which will be in their petition for demolition and presentation to the Historic Preservation Commission next Tuesday. We'll then have more information about whether, when and how to move forward.

Also after next week, a decision could be made on my possible meeting with David Pazelt to show and discuss the model, as we discussed. Perhaps that should occur before a presentation to the Ccity council. I just don't know the best strategy until after this coming week.

-- Alan

On 12/09/2025 9:34 AM CST Bowring, Anaïs <abowring@geneva.il.us> wrote:

Dear Alan,

It was a pleasure to meet with you and chat. I thought since we have a meeting coming up next week, I would introduce your interest in making a presentation next week during new business. Let me know if you'd rather we waited.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: 630.232.0000 ext 4001

On Dec 9, 2025, at 1:27?AM, Alan Leahigh <alankleahigh@comcast.net> wrote:

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Dear Alderspersons Bowring and Malecki,

Thank you again for your visit on Sunday. I'm glad that we could get together to preview the architectural model of the Alexander brothers' foundry and blacksmith shop and to discuss related issues.

I'll keep in touch, and probably contact you after the Historic Preservation Commission holds its hearing next week. We'll know by then what's in the newest petition for demolition and what the commissioners have to say about it.

I appreciate your time. I think this is important for the community.

-- Alan

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Malecki, William
Sent: Tuesday, December 30, 2025 11:02:05 AM
To: Voigt, Alex
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

Shodeen shot down in showdown: Judge affirms Geneva ruling on 1840s blac...

[Kane County Circuit Judge Elizabeth Flood ruled this week that Geneva developer Shodeen Group cannot evade the c...](#)

There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
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3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
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5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.
6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturlid

From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Respectfully,
Erica Eysturlid

From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Erica Eysturlid

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Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Erica Eysturlid

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Tuesday, January 13, 2026 9:13:42 AM
To: David DeGroot
Subject: Updated Resolution

Resolution with amendment is attached.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: DeGroot, David
Sent: Tuesday, January 13, 2026 11:09:24 AM
To: Voigt, Alex
Cc: Fornari, Jeanne
Subject: Updated Resolution

Please see the attached updated resolution, including the conditions in Section 1 and the failed watermark.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 13, 2026 9:16:45 AM
To: DeGroot, David
Subject: Updated Resolution

Resolution with amendment is attached.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt
Sent: Thursday, December 04, 2025 7:51:09 AM
To: Stood, Emily
Subject: Shodeen Blacksmith Shop.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please add the attached letter to the demolition request file.

From: DeGroot, David
Sent: Thursday, January 08, 2026 4:21:17 PM
To: 'Dave Patzelt'
Subject: Rescheduling of tomorrow's call

Good afternoon Dave,

Our apologies, but are you able to reschedule tomorrow's call from 1 pm to 3 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt
Sent: Wednesday, December 17, 2025 4:17:45 PM
To: DeGroot, David
Cc: Stood, Emily
Subject: Request for copy of the court reporters report

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In advance of the City Council meeting, we respectfully request the court reporters copy of the 12/16/25 Historic Preservation Public Hearing

From: Reinecke, Mark
Sent: Monday, January 12, 2026 3:40:36 PM
To: Erica Eysturlid
Subject: Re: vote no to petition to demolish historic Blacksmith shop

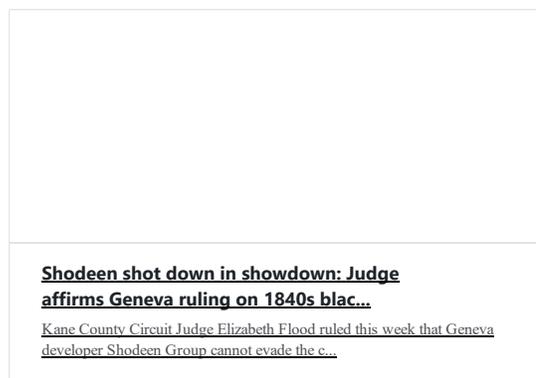
Dear Erica,
Thank you very much for your thoughtful note regarding this evening's vote on the Blacksmith Shop. I appreciate your comments and insights, and hope you will be able to join us this evening.
Very best to you,
Mark Reinecke

From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
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Respectfully,
Erica Eysturlid

From: Furnish, Larry
Sent: Tuesday, January 13, 2026 2:49:53 PM
To: Erica Eysturlid; Kilburg, Dean
Subject: Re: vote no to petition to demolish historic Blacksmith shop

Hi Erica

This is the only email that I have on this account. You mentioned that you text me also. I could not find any text messages . I would like you to resend the text to 6303637854.

I do respond to people in Geneva that reach out to my email or text. Some questions are directed to multiple people and if someone else sends the question to the responsible party, I usually do not duplicate the message. I also talk to people while out in the community.

I would be available to meet with you to talk about the Mill Race Inn or any other issues.

Thanks

Larry Furnish

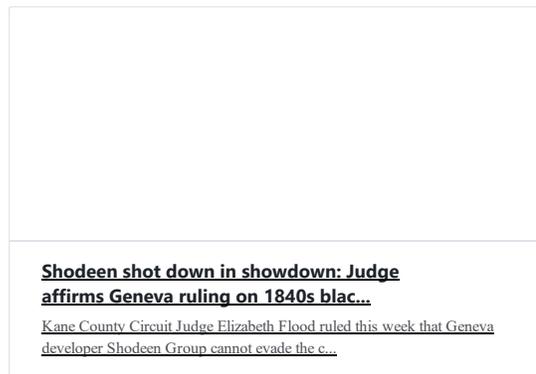
From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
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3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.

6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturlid

From: Furnish, Larry
Sent: Tuesday, January 13, 2026 2:49:53 PM
To: Erica Eysturlid; Kilburg, Dean
Subject: Re: vote no to petition to demolish historic Blacksmith shop

Hi Erica

This is the only email that I have on this account. You mentioned that you text me also. I could not find any text messages . I would like you to resend the text to 6303637854.

I do respond to people in Geneva that reach out to my email or text. Some questions are directed to multiple people and if someone else sends the question to the responsible party, I usually do not duplicate the message. I also talk to people while out in the community.

I would be available to meet with you to talk about the Mill Race Inn or any other issues.

Thanks

Larry Furnish

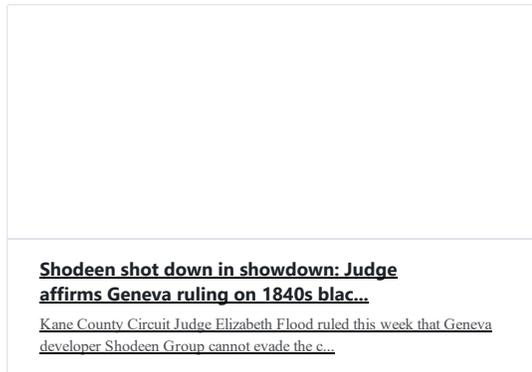
From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."



There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
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Respectfully,
Erica Eysturlid

From: Stood, Emily
Sent: Tuesday, December 16, 2025 1:18:07 PM
To: Malkosky, Jessie
Subject: RE: Updated Public Comments

Since they're still coming in I'm just going to keep updating this doc until you're out of your meeting and able to post! Attached is an updated version with three more letters.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 16, 2025 12:33 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Updated Public Comments

Hi,

Attached is the updated public comments as of right now to post online. Let me know when you do and I can update the commissioners and applicant.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 3:31:32 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

I have received a request for the proforma analysis referenced below and am attaching for everyone's benefit.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

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Please do not hesitate to reach out with any questions.

Thank you,

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From: Voigt, Alex
Sent: Tuesday, December 30, 2025 3:54:44 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Afternoon City Council:

Attached please find two additional documents related to the Special City Council on 1/12/26.

Thank you,

Alex

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From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: DeGroot, David
Sent: Thursday, January 08, 2026 4:22:52 PM
To: 'Dave Patzelt'
Subject: RE: Rescheduling of tomorrow's call

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, January 8, 2026 4:22 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Rescheduling of tomorrow's call

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sure.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 4:21 PM
To: Dave Patzelt <dave@shodeen.com>
Subject: Rescheduling of tomorrow's call

Good afternoon Dave,

Our apologies, but are you able to reschedule tomorrow's call from 1 pm to 3 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

*If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.
There is no expectation of privacy for any messages sent to or received from the City of Geneva.*

Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.



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From: Dave Patzelt
Sent: Thursday, January 08, 2026 4:22:26 PM
To: DeGroot, David
Subject: RE: Rescheduling of tomorrow's call

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From: Stood, Emily
Sent: Tuesday, December 30, 2025 8:56:30 AM
To: 'Dave Patzelt'; DeGroot, David
Subject: RE: Request for copy of the court reporters report

Good morning Dave,

Attached is the court reporter's copy of the 12/16/25 Historic Preservation Public Hearing.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>

Sent: Wednesday, December 17, 2025 4:18 PM

To: DeGroot, David <ddegroot@geneva.il.us>

Cc: Stood, Emily <estood@geneva.il.us>

Subject: Request for copy of the court reporters report

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In advance of the City Council meeting, we respectfully request the court reporters copy of the 12/16/25 Historic Preservation Public Hearing

From: Voigt, Alex
Sent: Tuesday, January 06, 2026 4:04:01 PM
To: 'Dave Patzelt'
Cc: Sandack, Ron
Subject: RE: Procedural Check In

Thanks Dave, we will stick with a phone call. We'll call your desk line at 1 pm.

Have a great night,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 3:44 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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Sounds fine.

Since I am across the street, I can certainly stop by. I also can bring along a plan that I had prepared that I thought I would share with the Council that provides some initial thoughts on paper of 3 different ideas of the legacy/homage/memory monument, plaque, benches, etc. I won't leave a copy of the plan but as they say, a picture is worth thousand words. The picture certainly helps define pictorially what I was describing when we last met.

Otherwise, if you don't want me to stop in, call my desk phone number which is 630-444-8252



David Patzelt

Sho-Deen Construction LLC
President
(630) 444-8252 Work
(630) 232-8581 Business Fax
(630) 327-7667 Mobile
dave@shodeen.com

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 3:39 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

Great, thanks so much. I will be sending an outlook invite for Friday, January 9th at 1 pm. We will call you, please let me know the best number to reach out.

Alex

Alex Voigt

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avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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I am open:

1/7/25 all morning up to 11:00

1/8/25 all day

1/9/25 all day

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:05 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: Procedural Check In

Good Afternoon Dave,

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We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

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From: Voigt, Alex
Sent: Tuesday, January 06, 2026 3:39:13 PM
To: 'Dave Patzelt'
Cc: Sandack, Ron
Subject: RE: Procedural Check In

Great, thanks so much. I will be sending an outlook invite for Friday, January 9th at 1 pm. We will call you, please let me know the best number to reach out.

Alex

Alex Voigt
City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
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From: Dave Patzelt
Sent: Tuesday, January 06, 2026 3:43:53 PM
To: Voigt, Alex
Cc: Sandack, Ron
Subject: RE: Procedural Check In

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To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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Subject: RE: Procedural Check In

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1/9/25 all day

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To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: Procedural Check In

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We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois

From: Dave Patzelt
Sent: Tuesday, January 06, 2026 2:09:36 PM
To: Voigt, Alex
Cc: Sandack, Ron
Subject: RE: Procedural Check In

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1/9/25 all day

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:05 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: Procedural Check In

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Please do not print this email unless it is absolutely necessary.

From: DeGroot, David
Sent: Tuesday, January 06, 2026 2:24:08 PM
To: Voigt, Alex; Sandack, Ron
Subject: RE: Procedural Check In

I'm available at any of the times with the exception of 1 pm on 1/8/25.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:20 PM
To: Sandack, Ron <rsandack@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: Procedural Check In

Let me know what works for you guys.

1/7/25 all morning up to 11:00 – AV can do between 8 -9 am
1/8/25 all day – AV is scheduled to be at a forum all day, I can always step out if this works for the group
1/9/25 all day – AV 10 am, between 12 – 1:30 or 2:30

Alex Voigt

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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1/9/25 all day

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:05 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: Procedural Check In

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Alex Voigt

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_____ Please do not print this email unless it is absolutely necessary.

From: Ron Sandack
Sent: Tuesday, January 06, 2026 3:01:42 PM
To: DeGroot, David; Voigt, Alex
Subject: Re: Procedural Check In

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Happy 2026! ;)

Mr. Patzelt's availability on 1-7-26 does not work for me. But I am available on 1-8-26 after 1pm, so whenever convenient for you and David that afternoon.

As for 1-9-26 (my preferred day for this call, for several reasons), I am open almost all day.

Let me know.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:24 PM
To: Voigt, Alex <avoigt@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

I'm available at any of the times with the exception of 1 pm on 1/8/25.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:20 PM
To: Sandack, Ron <rsandack@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: Procedural Check In

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avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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I am open:

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 4:23:42 PM
To: Lee Eysturlid
Subject: Re: Petition to demolish Geneva's 1840s blacksmith shop

Dear Lee,

Thank you so much for your thoughtful note in support of preserving the Blacksmith Shop. I greatly appreciate your perspectives on this issue. You raise a number of excellent questions regarding what constitutes the "best interest" of the community, how one determines a community's views, and the absence of an alternative plan for evaluation. All give us pause.

Thank you again.
Very best to you,
Mark

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Friday, January 9, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:
This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturlid
108 Oak St, Geneva

--
Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Mary Labno
Sent: Monday, December 01, 2025 8:13:30 AM
To: Stood, Emily
Subject: RE: Mill Race Demo packet

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Hi Emily – I'm back in the office today so I resend the link to that folder.

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 25, 2025 9:36 AM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

Hi Mary,

We are working on the public hearing notification process this week, and it looks like this folder link has been removed or sharing permissions have changed. Is it possible to get the link reactivated so that we can download the digital copy? If not, I can scan the hard copy we have, but I believe the digital copy had a higher image resolution which is useful for reviewers.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, November 3, 2025 10:29 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

The link below will enable you to view and download the demo packet we submitted to your office on Friday, October 31, 2025.

<https://shodeen.box.com/s/q8n3bwrzxkpbxx2k4wtd4dijnmk70geav>

Thanks-Mary

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

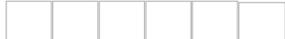
Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

The City of Geneva, Illinois Since 1835

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From: Stood, Emily
Sent: Monday, December 01, 2025 12:41:12 PM
To: 'Mary Labno'
Subject: RE: Mill Race Demo packet

Hi Mary,

This looks to be correct, other than two things which I quickly fixed. It does include the check for the Mill Race gazebo, which I removed after speaking with Dave as that is for a different case. It also doesn't include the addition of item 2.i, the cost for site rehabilitation, but I was able to scan that in from the paper copy and include it. I saved the document to my files right away this time so I shouldn't have to reach out for that link again.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, December 1, 2025 12:22 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

Here is the link to the final packet delivered on 10/31/25. I believe this is the correct one – 250 pages. I had saved a couple of versions, but this was the final version. If you could confirm this for me that would be great.

<https://shodeen.box.com/s/h90luu68wlezzr277i1zq606bwfz37mxh>

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

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To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

Hi Mary,

We are working on the public hearing notification process this week, and it looks like this folder link has been removed or sharing permissions have changed. Is it possible to get the link reactivated so that we can download the digital copy? If not, I can scan the hard copy we have, but I believe the digital copy had a higher image resolution which is useful for reviewers.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000, 4310](tel:630.232.0000)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, November 3, 2025 10:29 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

The link below will enable you to view and download the demo packet we submitted to your office on Friday, October 31, 2025.

<https://shodeen.box.com/s/q8n3bwrzxpbox2k4wtd4djinmk70geav>

Thanks-Mary

Mary Labno
Executive Assistant



**77 North First Street
Geneva, IL. 60134**

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

The City of Geneva, Illinois Since 1835

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please do not print this email unless it is absolutely necessary.

From: Mary Labno
Sent: Monday, December 01, 2025 12:22:16 PM
To: Stood, Emily
Subject: RE: Mill Race Demo packet

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Hi Emily:

Here is the link to the final packet delivered on 10/31/25. I *believe* this is the correct one – 250 pages. I had saved a couple of versions, but this was the final version. If you could confirm this for me that would be great.

<https://shodeen.box.com/s/h90luu68wlezzr277i1zq606bwfz37mxh>

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 25, 2025 9:36 AM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

Hi Mary,

We are working on the public hearing notification process this week, and it looks like this folder link has been removed or sharing permissions have changed. Is it possible to get the link reactivated so that we can download the digital copy? If not, I can scan the hard copy we have, but I believe the digital copy had a higher image resolution which is useful for reviewers.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4310](tel:630.232.0000.4310)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, November 3, 2025 10:29 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

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Hi Emily:

The link below will enable you to view and download the demo packet we submitted to your office on Friday, October 31, 2025.

<https://shodeen.box.com/s/q8n3bwrzxkpbxx2k4wtd4djinmk70geav>

Thanks-Mary

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Mary Labno
Sent: Tuesday, December 02, 2025 8:58:52 AM
To: Stood, Emily
Subject: RE: Mill Race Demo packet

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Thanks Emily -

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 1, 2025 12:41 PM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

Hi Mary,

This looks to be correct, other than two things which I quickly fixed. It does include the check for the Mill Race gazebo, which I removed after speaking with Dave as that is for a different case. It also doesn't include the addition of item 2.i, the cost for site rehabilitation, but I was able to scan that in from the paper copy and include it. I saved the document to my files right away this time so I shouldn't have to reach out for that link again.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.4310)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, December 1, 2025 12:22 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: RE: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

Here is the link to the final packet delivered on 10/31/25. I *believe* this is the correct one – 250 pages. I had saved a couple of versions, but this was the final version. If you could confirm this for me that would be great.

<https://shodeen.box.com/s/h90luu68wlezzr277i1zq606bwfz37mxh>

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 25, 2025 9:36 AM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

Hi Mary,

We are working on the public hearing notification process this week, and it looks like this folder link has been removed or sharing permissions have changed. Is it possible to get the link reactivated so that we can download the digital copy? If not, I can scan the hard copy we have, but I believe the digital copy had a higher image resolution which is useful for reviewers.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, November 3, 2025 10:29 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

The link below will enable you to view and download the demo packet we submitted to your office on Friday, October 31, 2025.

<https://shodeen.box.com/s/q8n3bwrzxpbox2k4wtd4djinmk70geav>

Thanks-Mary

Mary Labno
Executive Assistant



**77 North First Street
Geneva, IL. 60134**

**Phone: 630.444.8271
Email: Mary_Labno@shodeen.com**

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 Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Monday, December 08, 2025 8:24:39 AM
To: 'Mary Labno'
Subject: RE: Mill Race Demo Docs revised 12.5.25

Hi Mary,

Received; I will update the files.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Friday, December 5, 2025 5:22 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo Docs revised 12.5.25

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Hi Emily:

Per Dave - here is the link with the revision to the letter. Have a good weekend.

<https://shodeen.box.com/s/5xi0z6powdxodkf96l6mgr55rdafntps>

Mary Labno
Executive Assistant

SHODEEN
SHODEEN HOMES, L.L.C.

77 North First Street
Geneva, IL. 60134

Phone: **630.444.8271**
Email: Mary_Labno@shodeen.com

From: Bowring, Anaïs
Sent: Monday, January 05, 2026 1:23:42 PM
To: Kilburg, Dean (external); Paschke, Martha
Subject: Re: Meeting Invitation

Hi Dean,

Unfortunately, I am unable to arrange a meeting this week. I look forward to hearing what Mr. Patzelt has to say at the meeting 1/12.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: [630.232.0000](tel:630.232.0000) ext. 4001

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Saturday, January 3, 2026 2:14:10 PM
To: Bowring, Anaïs; Paschke, Martha
Subject: Meeting Invitation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

From: Malecki, William
Sent: Saturday, January 03, 2026 10:46:38 AM
To: Kilburg, Dean (external)
Subject: Re: Meeting Interest?

Unfortunately, I'm not available either of those days or times.

William Malecki
Alderpersion 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Friday, January 2, 2026 2:32:44 PM
To: aldmalecki@Geneva.il.us <aldmalecki@Geneva.il.us>
Subject: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean

Sent from my iPhone

From: Dean Kilburg
Sent: Saturday, January 03, 2026 11:05:57 AM
To: Malecki, William
Subject: Re: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi,

Thanks for your response. What time would work if you are interested in meeting? I'm sure that David would make himself available if you have questions or ideas that might help resolve the development impasse.

Dean
Sent from my iPhone

On Jan 3, 2026, at 10:46?AM, Malecki, William <wmalecki@geneva.il.us> wrote:

?
Unfortunately, I'm not available either of those days or times.

William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Friday, January 2, 2026 2:32:44 PM
To: aldmalecki@geneva.il.us <aldmalecki@geneva.il.us>
Subject: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean

Sent from my iPhone

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Please do not print this email unless it is absolutely necessary.

From: DeGroot, David
Sent: Friday, December 19, 2025 8:42:28 AM
To: 'Dave Patzelt'
Subject: RE: Meeting availability

My mistake, I meant Monday the 29th at 2 pm.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:40 AM
To: 'Dave Patzelt' <dave@shodeen.com>
Subject: Meeting availability

Good morning Dave,

Are you available for a meeting on December 30th at 2 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:44:01 AM
To: 'Dave Patzelt'
Subject: RE: Meeting availability

Thanks. Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, December 19, 2025 8:43 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Meeting availability

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Yes, I can. Please send an invite.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, December 19, 2025 8:42 AM
To: Dave Patzelt <dave@shodeen.com>
Subject: RE: Meeting availability

My mistake, I meant Monday the 29th at 2 pm.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:40 AM
To: 'Dave Patzelt' <dave@shodeen.com>
Subject: Meeting availability

Good morning Dave,

Are you available for a meeting on December 30th at 2 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Dave Patzelt
Sent: Friday, December 19, 2025 8:43:28 AM
To: DeGroot, David
Subject: RE: Meeting availability

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Yes, I can. Please send an invite.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, December 19, 2025 8:42 AM
To: Dave Patzelt <dave@shodeen.com>
Subject: RE: Meeting availability

My mistake, I meant Monday the 29th at 2 pm.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:40 AM
To: 'Dave Patzelt' <dave@shodeen.com>
Subject: Meeting availability

Good morning Dave,

Are you available for a meeting on December 30th at 2 pm?

David DeGroot

Director of Community Development

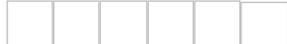
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Monday, December 15, 2025 8:44:30 AM
To: 'Dave Patzelt'
Subject: RE: HPC meeting

Good morning,

Our meetings air live on Geneva Broadcast Network, which can be viewed on Comcast Ch. 10, AT&T U-Verse Ch. 99, or the City's YouTube Channel. They are also posted as a recording the day after for viewing after the fact.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, December 12, 2025 12:19 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: DeGroot, David
Sent: Monday, December 15, 2025 10:09:39 AM
To: 'Dave Patzelt'
Subject: RE: HPC meeting

Good morning,

Yes, the meeting will be broadcast live. See the link below for ways to watch:

<https://www.geneva.il.us/876/Geneva-Broadcast-Network>

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, December 12, 2025 12:20 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: HPC meeting

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Good afternoon.

Are you able to answer this question?

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19 PM
To: Emily Stood (estood@geneva.il.us) <estood@geneva.il.us>
Subject: HPC meeting

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: Dave Patzelt
Sent: Monday, January 12, 2026 8:40:47 AM
To: Buesing, Matthew
Subject: RE: Geneva Concept Review Application

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Thank you.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Monday, January 12, 2026 8:40 AM
To: Dave Patzelt <dave@shodeen.com>
Subject: Geneva Concept Review Application

Morning Dave,

Please find the concept review application attached. The development staff team meets on the second and fourth Tuesdays of each month, from 9-11 am at City Hall. If you have any questions about the application or getting on a meeting agenda, just let me know.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:4303)
mbuesing@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Voigt, Alex
Sent: Thursday, January 08, 2026 4:25:18 PM
To: 'Ron Sandack'; DeGroot, David
Subject: RE: Friday's call with Dave Patzelt

Thank you David!

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 4:24 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Friday's call with Dave Patzelt

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Thanks much. I appreciate it.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 4:23 PM
To: Voigt, Alex <avoigt@geneva.il.us>; Ron Sandack <ronald@gaido-fintzen.com>
Subject: RE: Friday's call with Dave Patzelt

Confirmed, 3 pm works for Dave too.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Thursday, January 8, 2026 4:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; 'Ron Sandack' <ronald@gaido-fintzen.com>
Subject: RE: Friday's call with Dave Patzelt

Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Thursday, January 8, 2026 4:19 PM
To: 'Ron Sandack' <ronald@gaido-fintzen.com>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Apologies, I've been at a forum all day. I can do 3 pm, David do you mind reaching out to Dave?

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>

Sent: Thursday, January 8, 2026 3:49 PM

To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>

Subject: Re: Friday's call with Dave Patzelt

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Just following up because I did not want this getting away from us ... is 3pm or 3:30 pm tomorrow okay for the Patzelt call?

I apologize for the need for a time change.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603

St. Charles Office: 320 Walnut Street, St. Charles, IL 60174

P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516

E: rsandack@gaido-fintzen.com

www.gaido-fintzen.com

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From: DeGroot, David <ddegroot@geneva.il.us>

Sent: Thursday, January 8, 2026 12:56 PM

To: Ron Sandack <ronald@gaido-fintzen.com>; Voigt, Alex <avoigt@geneva.il.us>

Subject: RE: Friday's call with Dave Patzelt

Works for me. Alex, if that works for you I can reach out to Dave.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)

ddegroot@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>

Sent: Thursday, January 8, 2026 12:20 PM

To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>

Subject: Friday's call with Dave Patzelt

Importance: High

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I am so sorry, I messed up. Is there any way to move our call to 3 pm or 3:30 pm tomorrow?

Ron Sandack

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From: DeGroot, David
Sent: Thursday, January 08, 2026 12:56:31 PM
To: 'Ron Sandack'; Voigt, Alex
Subject: RE: Friday's call with Dave Patzelt

Works for me. Alex, if that works for you I can reach out to Dave.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 12:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Friday's call with Dave Patzelt
Importance: High

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Ron Sandack

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From: DeGroot, David
Sent: Thursday, January 08, 2026 4:20:00 PM
To: Voigt, Alex; 'Ron Sandack'
Subject: RE: Friday's call with Dave Patzelt

Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Thursday, January 8, 2026 4:19 PM
To: 'Ron Sandack' <ronald@gaido-fintzen.com>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Apologies, I've been at a forum all day. I can do 3 pm, David do you mind reaching out to Dave?

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 3:49 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Friday's call with Dave Patzelt

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Just following up because I did not want this getting away from us ... is 3pm or 3:30 pm tomorrow okay for the Patzelt call?

I apologize for the need for a time change.

Ron Sandack

GAIDO & FINTZEN

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 12:56 PM
To: Ron Sandack <ronald@gaido-fintzen.com>; Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Works for me. Alex, if that works for you I can reach out to Dave.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 12:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Friday's call with Dave Patzelt
Importance: High

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Ron Sandack

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From: DeGroot, David
Sent: Thursday, January 08, 2026 4:23:15 PM
To: Voigt, Alex; 'Ron Sandack'
Subject: RE: Friday's call with Dave Patzelt

Confirmed, 3 pm works for Dave too.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Thursday, January 8, 2026 4:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; 'Ron Sandack' <ronald@gaido-fintzen.com>
Subject: RE: Friday's call with Dave Patzelt

Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Thursday, January 8, 2026 4:19 PM
To: 'Ron Sandack' <ronald@gaido-fintzen.com>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Apologies, I've been at a forum all day. I can do 3 pm, David do you mind reaching out to Dave?

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 3:49 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Friday's call with Dave Patzelt

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Just following up because I did not want this getting away from us ... is 3pm or 3:30 pm tomorrow okay for the Patzelt call?

I apologize for the need for a time change.

Ron Sandack

GAIDO & FINTZEN

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St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 12:56 PM
To: Ron Sandack <ronald@gaido-fintzen.com>; Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Works for me. Alex, if that works for you I can reach out to Dave.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>

Sent: Thursday, January 8, 2026 12:20 PM

To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>

Subject: Friday's call with Dave Patzelt

Importance: High

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I am so sorry, I messed up. Is there any way to move our call to 3 pm or 3:30 pm tomorrow?

Ron Sandack

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From: Voigt, Alex
Sent: Thursday, January 08, 2026 4:18:49 PM
To: 'Ron Sandack'; DeGroot, David
Subject: RE: Friday's call with Dave Patzelt

Apologies, I've been at a forum all day. I can do 3 pm, David do you mind reaching out to Dave?

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 3:49 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Friday's call with Dave Patzelt

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Ron Sandack

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 12:56 PM
To: Ron Sandack <ronald@gaido-fintzen.com>; Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Works for me. Alex, if that works for you I can reach out to Dave.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 12:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Friday's call with Dave Patzelt
Importance: High

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From: Ron Sandack
Sent: Thursday, January 08, 2026 3:48:54 PM
To: DeGroot, David; Voigt, Alex
Subject: Re: Friday's call with Dave Patzelt

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I apologize for the need for a time change.

Ron Sandack

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 12:56 PM
To: Ron Sandack <ronald@gaido-fintzen.com>; Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Works for me. Alex, if that works for you I can reach out to Dave.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 12:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Friday's call with Dave Patzelt
Importance: High

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Ron Sandack

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From: Ron Sandack
Sent: Thursday, January 08, 2026 4:24:26 PM
To: DeGroot, David; Voigt, Alex
Subject: Re: Friday's call with Dave Patzelt

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Thanks much. I appreciate it.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 4:23 PM
To: Voigt, Alex <avoigt@geneva.il.us>; Ron Sandack <ronald@gaido-fintzen.com>
Subject: RE: Friday's call with Dave Patzelt

Confirmed, 3 pm works for Dave too.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Thursday, January 8, 2026 4:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; 'Ron Sandack' <ronald@gaido-fintzen.com>
Subject: RE: Friday's call with Dave Patzelt

Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Thursday, January 8, 2026 4:19 PM
To: 'Ron Sandack' <ronald@gaido-fintzen.com>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Apologies, I've been at a forum all day. I can do 3 pm, David do you mind reaching out to Dave?

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 3:49 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Friday's call with Dave Patzelt

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Just following up because I did not want this getting away from us ... is 3pm or 3:30 pm tomorrow okay for the Patzelt call?

I apologize for the need for a time change.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 12:56 PM
To: Ron Sandack <ronald@gaido-fintzen.com>; Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Friday's call with Dave Patzelt

Works for me. Alex, if that works for you I can reach out to Dave.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Thursday, January 8, 2026 12:20 PM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: Friday's call with Dave Patzelt
Importance: High

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I am so sorry, I messed up. Is there any way to move our call to 3 pm or 3:30 pm tomorrow?

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
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From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:48:33 PM
To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4109](tel:630.232.4109)
jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:46 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: Re: FOIA request, Aurora Beacon-News

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Hi Jeanne:

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Thanks.

Ron

Ron Sandack

GAIDO & FINTZEN

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4109](tel:630.232.4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

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From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:57:27 PM
To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
Subject: RE: FOIA request, Aurora Beacon-News

Always fun to blame the attorneys! I will fire that request off today before I depart.
Thanks,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4109](tel:630.232.4109)
jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:56 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: Re: FOIA request, Aurora Beacon-News

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Thanks, but please be sure to advise Council members that they need to do individual searches too, including responsive materials on their personal devices (email, etc.). You are free to say "Ron was adamant about this" ... feel free to blame me.

Ron Sandack

GAIDO & FINTZEN

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P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:48 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4109](tel:630.232.4109)
jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:46 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: Re: FOIA request, Aurora Beacon-News

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Hi Jeanne:

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Thanks.

Ron

Ron Sandack

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4109](tel:630.232.0000.4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaís Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

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I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

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From: Ron Sandack
Sent: Friday, January 16, 2026 2:55:57 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

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Thanks, but please be sure to advise Council members that they need to do individual searches too, including responsive materials on their personal devices (email, etc.). You are free to say "Ron was adamant about this" ... feel free to blame me.

Ron Sandack

GAIDO & FINTZEN

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:48 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)
jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:46 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: Re: FOIA request, Aurora Beacon-News

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Thanks much. Because the City's response to this request will likely be replete with legally protected materials, I want to make sure we do not release attorney-client materials accidentally. So, please let me know when we have gathered responsive emails/documents (including responsive personal emails) and I will come review the same to make sure our response is appropriate.

Thanks.

Ron

Ron Sandack

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From: Ron Sandack
Sent: Friday, January 16, 2026 2:46:12 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

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Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

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Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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"Shodeen"
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"HPC"
"evidentiary record"

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Please do not print this email unless it is absolutely necessary.

From: kburns@geneva.il.us
Sent: Friday, January 16, 2026 4:38:38 PM
To: Collins, Peter
Cc: Collins, Peter; Sandack, Ron
Subject: Re: FOIA - request to search your personal email accounts

On Jan 16, 2026, at 3:22?PM, Fornari, Jeanne <jfornari@geneva.il.us> wrote:

?
See below a FOIA request received earlier today. Per our attorney's request, please search **your NON-CITY email accounts** according to the request below. (city staff will take care of searching your official city emails).

Forward any responsive emails from your personal accounts to **Pete Collins (copied here) no later than Tues., Jan. 20th**. **If you do not have any responsive documents, please also reply indicating so.**

Do not send the information to me as I will be out of the office until Tues. Jan. 27 and will not be checking my messages.

1/16/2026

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

Molly Morrow, Aurora Beacon News

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4109](tel:4109)

jfornari@geneva.il.us

From: Dave Patzelt
Sent: Friday, January 09, 2026 4:23:42 PM
To: DeGroot, David
Subject: RE: Concept Plan Application

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, January 9, 2026 4:23 PM
To: Dave Patzelt <dave@shodeen.com>
Subject: Concept Plan Application

Good afternoon,

Please see the attached. Have a great weekend, go Bears!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: DeGroot, David
Sent: Thursday, December 18, 2025 8:15:15 AM
To: 'Dave Patzelt'
Cc: Stood, Emily
Subject: RE: Comment by one of the Commissioners

Good morning Dave,

We have received your request for an appeal. We are tentatively looking at a meeting on Monday, January 12th. Would that work for you?

We will order the transcripts and I trust the court reporter will accurately reflect comments made from the dais.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please confirm for me that the comment made by the Commissioner at approximately 45:37 wherein she stated "...they are above the law..." will be included in the court reporters dictation.

From: DeGroot, David
Sent: Thursday, December 18, 2025 8:35:03 AM
To: 'Dave Patzelt'
Cc: Stood, Emily
Subject: RE: Comment by one of the Commissioners

Thanks for confirming. We will plan on the 12th. I'll let you know if anything changes. It has been a rough week of illness in my household, but on the bright side we got it out of the way before the holidays.

Merry Christmas!

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 18, 2025 8:25 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: RE: Comment by one of the Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning. I looked and sounded like you might have been under the weather on Monday night. I hope you are feeling better.

Monday 12th works for us.

Let me know if we need to meet and discuss any items prior to the meeting.

If I don't see or talk to you, Merry Christmas to you and the family. Enjoy the season with the family.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, December 18, 2025 8:15 AM
To: Dave Patzelt <dave@shodeen.com>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: RE: Comment by one of the Commissioners

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David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

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Please do not print this email unless it is absolutely necessary.

From: Dave Patzelt
Sent: Thursday, December 18, 2025 8:24:35 AM
To: DeGroot, David
Cc: Stood, Emily
Subject: RE: Comment by one of the Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning. I looked and sounded like you might have been under the weather on Monday night. I hope you are feeling better.

Monday 12th works for us.

Let me know if we need to meet and discuss any items prior to the meeting.

If I don't see or talk to you, Merry Christmas to you and the family. Enjoy the season with the family.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, December 18, 2025 8:15 AM
To: Dave Patzelt <dave@shodeen.com>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: RE: Comment by one of the Commissioners

Good morning Dave,

We have received your request for an appeal. We are tentatively looking at a meeting on Monday, January 12th. Would that work for you?

We will order the transcripts and I trust the court reporter will accurately reflect comments made from the dais.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

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Please confirm for me that the comment made by the Commissioner at approximately 45:37 wherein she stated "...they are above the law..." will be included in the court reporters dictation.

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Please do not print this email unless it is absolutely necessary.

From: Malkosky, Jessie
Sent: Monday, December 29, 2025 9:04:44 AM
To: 'Planet Depos Production Department'; Sandack, Ron
Cc: Stood, Emily; DeGroot, David
Subject: RE: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

Hello Planet Depos,

I am attaching an edited version of the **Historic Preservation Commission Meeting 121625 Full Size 611338 (Corrected)** file which was sent to us last Wednesday, December 24th. I just checked and it has the same contents as the file of the same name sent last Friday, December 26th. There are still errors in some of the names of the speakers. I highlighted the errors and wrote the correct name in the comments. Additionally, I included the correct spelling for the names of the public comment speakers (which would not have been available to the recorder). Please correct these errors as outlined in my comments, in all versions of this transcript. I only edited the Full Size version but the errors are the same in the condensed and other versions.

Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)
jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>
Sent: Friday, December 26, 2025 4:43 PM
To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

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Dear Counsel,

Attached please find **CORRECTED** transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Seth Davies | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Stood, Emily
Sent: Friday, January 09, 2026 11:23:19 AM
To: 'Paul Zellmer'
Subject: RE: City Council Meeting

Paul,

Sounds good. Attached is Jewel's script from last time and the draft minutes document with individual findings of fact. I'm also happy to write up a draft for Monday for your review or use, or to review anything you write up. The focus is to summarize the findings from the Public Hearing. We cannot at this time add new concepts since the hearing is closed.

Just to clarify so I can let David know, which of you are planning to speak?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Friday, January 9, 2026 10:49 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: City Council Meeting

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Emily,

We will both be there. Send me what you have sent her.

Thanks,

Paul

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Fri, Jan 9, 2026 at 10:42?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Just wanted to check in on the meeting on Monday and if you've spoken with Lisa. It sounds like we want to have the speaker nailed down by today if possible so we're prepared for the meeting.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:05:30 PM
To: joel erickson
Subject: Re: Blacksmith Shop Demolition Application Appeal

Dear Joel,
Thank you very much for your note. I appreciate your thoughts on the vote and very much hope the Mill Race site can be developed quickly. It's a remarkable property and opportunity.
Very best to you,
Mark

From: joel erickson <jerickson47@icloud.com>
Sent: Thursday, January 15, 2026 10:14:38 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

5th Ward Councilman Reinecke,
Prior to last weeks city council vote on the above I mistakenly understood I was located in the 1st ward , I wasn't aware the ward maps had changed and I am now in your ward, the 5th ward. Below is my transmittal to who I thought were my council representatives before the vote.
Since you voted to deny the demolition application appeal, I respectfully ask that you reconsider the vote and bring this matter up to again to the council, and vote to approve the appeal.
Despite the rhetoric, the reality is the property owners will not and cannot be forced into this ill considered building rehabilitation. We, the citizens of Geneva will be forced to look at this blighted partially demolished building for the indefinite future unless this vote is overturned. If a poll of citizens was to be taken I believe a majority would support the demolition and subsequent development of this property. As with politics it seems to be a small vocal minority has managed to make their voices heard over the number they actually represent.
Please take the action necessary.

Thank you,

Joel Erickson
301 Burgess Rd.
Geneva, IL 60134

1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: joel erickson
Sent: Thursday, January 15, 2026 7:35:05 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demolition Application Appeal

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??

On Jan 15, 2026, at 2:05?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Joel,
Thank you very much for your note. I appreciate your thoughts on the vote and very much hope the Mill Race site can be developed quickly. It's a remarkable property and opportunity.
Very best to you,
Mark

From: joel erickson <jerickson47@icloud.com>
Sent: Thursday, January 15, 2026 10:14:38 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demolition Application Appeal

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5th Ward Councilman Reinecke,
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Thank you,

Joel Erickson
301 Burgess Rd.
Geneva, IL 60134

1st Ward Council Members Bowring and Malecki

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Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application.
Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

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Please do not print this email unless it is absolutely necessary.

From: Bowring, Anaïs
Sent: Monday, January 05, 2026 11:35:10 AM
To: Joel Erickson; Malecki, William
Cc: Burns, Kevin
Subject: Re: Blacksmith Shop Demolition Application Appeal

Dear Mr. Erickson,

Thank you for sharing your perspective on the proposed demolition of the historic structure at 4 East State Street. I appreciate hearing from constituents on issues that come before the council, and will take your thoughts into consideration as we review this issue.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: [630.232.0000](tel:630.232.0000) ext. 4001

From: Joel Erickson <jierickson47@gmail.com>
Sent: Monday, January 5, 2026 9:37:20 AM
To: Bowring, Anaïs; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

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1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Notwithstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application.

Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Furnish, Larry
Sent: Monday, January 05, 2026 9:52:00 AM
To: Joel Erickson
Subject: Re: Blacksmith Shop Demolition Application Appeal

Hi Joe

I agree . This has cost the city too much to continue the fight . I watched the meeting . Historical Preservation did not come up with an economical way of saving the shop. There only argument was that they had public support to save the blacksmith shop. But when asked how much support they did not answer .

Thanks for the support to demo .

Larry Furnish

> On Jan 5, 2026, at 9:38?AM, Joel Erickson wrote:

>

> ?*****

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> *****

>

>

>

> 1st Ward Council Members Bowring and Malecki

>

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> Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application.

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> The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

>

> Thank you,

>

> Joel Erickson

> 301 Burgess Road

> 1st Ward

From: Bowring, Anaïs
Sent: Monday, January 05, 2026 11:35:10 AM
To: Joel Erickson; Malecki, William
Cc: Burns, Kevin
Subject: Re: Blacksmith Shop Demolition Application Appeal

Dear Mr. Erickson,

Thank you for sharing your perspective on the proposed demolition of the historic structure at 4 East State Street. I appreciate hearing from constituents on issues that come before the council, and will take your thoughts into consideration as we review this issue.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: [630.232.0000](tel:630.232.0000) ext. 4001

From: Joel Erickson <jierickson47@gmail.com>
Sent: Monday, January 5, 2026 9:37:20 AM
To: Bowring, Anaïs; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Notwithstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application.

Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Bowring, Anaïs
Sent: Monday, January 05, 2026 11:35:10 AM
To: Joel Erickson; Malecki, William
Cc: Burns, Kevin
Subject: Re: Blacksmith Shop Demolition Application Appeal

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From: Joel Erickson <jierickson47@gmail.com>
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To: Bowring, Anaïs; Malecki, William
Cc: Burns, Kevin
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1st Ward Council Members Bowring and Malecki

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Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

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The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Joel Erickson
Sent: Monday, January 05, 2026 3:10:55 PM
To: Bowring, Anaïs
Subject: Re: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you for your response.
Whatever is decided someone is going to be unhappy

On Jan 5, 2026, at 11:35?AM, Bowring, Anaïs <abowring@geneva.il.us> wrote:

Dear Mr. Erickson,

Thank you for sharing your perspective on the proposed demolition of the historic structure at 4 East State Street. I appreciate hearing from constituents on issues that come before the council, and will take your thoughts into consideration as we review this issue.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
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22 South First Street
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Sent: Monday, January 5, 2026 9:37:20 AM
To: Bowring, Anaïs; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

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1st Ward Council Members Bowring and Malecki

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Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

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Thank you,

Joel Erickson
301 Burgess Road
1st Ward

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There is no expectation of privacy for any messages sent to or received from the City of Geneva.*

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Monday, December 22, 2025 12:12:10 PM
To: 'Al Watts'
Subject: RE: Blacksmith Shop demo appeal?

Hi Al,

Yes, an appeal has been filed. We don't have an official date for the appeal yet, but that will be announced on the City website when we do. In any case, code gives 30 days for an appeal to be reviewed by council once it is received, so it will be within the month.

Since the public hearing is closed, I've been pointing anyone with comments to their alderpersons. Just wanted to let you know since I know you've been keeping your members updated and included my contact as well! Of course, I can always help answer questions or point people towards resources like meeting videos, but the HPC itself has made their official decision on this application so any comment on the appeal is more for City Council at this point.

Thanks, and happy holidays if I don't hear from you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Monday, December 22, 2025 11:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop demo appeal?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

In an article in the Kane County Chronicle last week, David Patzelt indicated that he intended to appeal HPC's denial of a demolition permit on December 16, 2025. Has the appeal been filed, and when would you expect it to come before the City Council?

Thanks!

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Monday, December 22, 2025 12:47:31 PM
To: Stood, Emily
Subject: Re: Blacksmith Shop demo appeal?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thanks. I will direct future comments to the alderpersons. You will probably still get comments to you, though, because I put your email in the last message I sent on Dec. 17. I'll spare your inbox for future messages.

Enjoy your holidays!

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 22, 2025 12:12 PM
To: Al Watts <community@ppfv.org>
Subject: RE: Blacksmith Shop demo appeal?

Hi Al,

Yes, an appeal has been filed. We don't have an official date for the appeal yet, but that will be announced on the City website when we do. In any case, code gives 30 days for an appeal to be reviewed by council once it is received, so it will be within the month.

Since the public hearing is closed, I've been pointing anyone with comments to their alderpersons. Just wanted to let you know since I know you've been keeping your members updated and included my contact as well! Of course, I can always help answer questions or point people towards resources like meeting videos, but the HPC itself has made their official decision on this application so any comment on the appeal is more for City Council at this point.

Thanks, and happy holidays if I don't hear from you!

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Monday, December 22, 2025 11:43 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop demo appeal?

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Hi Emily,

In an article in the Kane County Chronicle last week, David Patzelt indicated that he intended to appeal HPC's denial of a demolition permit on December 16, 2025. Has the appeal been filed, and when would you expect it to come before the City Council?

Thanks!

Al Watts (He / Him)
Community Engagement Director



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Please do not print this email unless it is absolutely necessary.

From: Al Watts
Sent: Tuesday, December 16, 2025 12:40:41 PM
To: Stood, Emily
Subject: Re: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Attached is our letter to HPC. I intend to read it at the meeting since there may be some additional comments to add after hearing from the applicant. I also attached the flood plain map from FEMA that may be useful to have available to show the HPC if they ask about it.

Thanks!

Al Watts (He / Him)
Community Engagement Director
Preservation Partners of the Fox Valley

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:53 AM
To: Al Watts <community@ppfv.org>
Subject: RE: Blacksmith Shop

Thank you for the update! Letters we've received between now and the earlier post are being processed to put online this morning. Any letters I receive after today's post will also be provided to the Commissioners in hard copy for their review.

See you tonight,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Al Watts <community@ppfv.org>
Sent: Tuesday, December 16, 2025 7:39 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

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I will not have a ready letter to submit to HPC this morning. I should have it to you later today and plan to read it during the public comment period of the public hearing.

Al Watts (He / Him)
Community Engagement Director



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Please do not print this email unless it is absolutely necessary.

From: Al Watts
Sent: Wednesday, January 07, 2026 3:02:05 PM
To: Reinecke, Mark
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Reinecke,

I appreciated the opportunity to meet and talk with you briefly after the Historic Preservation Commission meeting last month.

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 3:03:53 PM
To: Palmquist, Jeff
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Palmquist,

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:40:10 PM
To: Marks, Richard
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Marks,

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:58:46 PM
To: Mayer, Amy
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Mayer,

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:38:32 PM
To: Malecki, William
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Malecki,

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:41:36 PM
To: Kosirog, Brad
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Kosirog,

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

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Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:43:47 PM
To: Kilburg, Dean
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Kilburg,

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:42:49 PM
To: Furnish, Larry
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Ald. Furnish,

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:29:27 PM
To: Burns, Kevin
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon Mr. Mayor!

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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From: Al Watts
Sent: Wednesday, January 07, 2026 2:34:02 PM
To: Bowring, Anaïs
Subject: RE: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon, Anaïs

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director



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Mission: to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

From: Burns, Kevin
Sent: Wednesday, January 07, 2026 8:39:54 PM
To: Al Watts
Subject: Re: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

Good evening, Mr. Watts, and thank you for your comments.

Kevin
c: 630-742-8916

On Jan 7, 2026, at 2:29?PM, Al Watts <community@ppfv.org> wrote:

?

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Good afternoon Mr. Mayor!

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

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Al Watts (He / Him)
Community Engagement Director

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From: Stood, Emily
Sent: Thursday, December 11, 2025 10:43:43 AM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: RE: 4 East State Street letters from the public

Good morning,

The materials posted online include everything that was received by the City up to the point of their posting. The letter you attached was received by the City yesterday, after the application materials were posted. I attached a screenshot with a timestamp to allay your concerns.

Typical practice is to post letters in a compiled set for efficiency and to make those materials more clear for community members. In following that practice, any additional letters we receive, including the one you attached, will be posted in a set next week before the meeting.

Of course, continue to send any additional letters you would like to be included, and those will be added to that list.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 11, 2025 8:17 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 4 East State Street letters from the public

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

From: Dave Patzelt
Sent: Thursday, December 11, 2025 10:51:30 AM
To: Stood, Emily
Cc: DeGroot, David
Subject: Re: 4 East State Street letters from the public

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you Emily.

On Dec 11, 2025, at 10:43?AM, Stood, Emily <estood@geneva.il.us> wrote:

?

Good morning,

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Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 11, 2025 8:17 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 4 East State Street letters from the public

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Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

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<TimestampedMessage_2025-12-11.png>

From: Stood, Emily
Sent: Tuesday, December 02, 2025 10:30:27 AM
To: 'Dave Patzelt'
Subject: RE: 4 East State St application

Good morning,

Attached is the document of letters and emails I have been compiling, which is updated to the last message I've received, which you also forwarded yesterday.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, December 2, 2025 7:36 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: 4 East State St application

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Good morning.

I know that some residents have sent emails and letters directly to the City. Can I please obtain copies of all the letters that are on file for this application request?

From: Davids, Brian
Sent: Wednesday, December 31, 2025 2:24:33 PM
To: 'Dave Patzelt'
Cc: Landers, Nate; Jerry Hubbe; DeGroot, David; Babica, Rich; Byrne, Brian
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Good afternoon Dave,

I am spending some time today cleaning up my files and I do not see that we ever sent the response to this submittal. I apologize for any inconvenience that has caused you. If we did send it already, sorry for the double transmittal.

Thanks and happy New Year,

Brian Davids

City Engineer

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, October 29, 2025 7:07 AM
To: Davids, Brian <bdavids@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Good morning.

Not to push or pressure the city in their review of the application for the demolition of the gazebo at the former Mill Race site, as some of you may be aware, Shodeen has submitted a different application for demolition of the stone remnant structure again as well. I would hope that we could obtain the gazebo demolition soon so that it does not get wrapped up in the debate/discussions of the stone remnant structure application process with the public at large. Is there any estimated schedule of the review and response to the gazebo demolition permit application?

Thank you in advance.

Dave

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Wednesday, October 22, 2025 3:35 PM
To: Collins, Heather <hcollins@geneva.il.us>; Dave Patzelt <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Thanks Heather

All – I have sent this to our consultant for review.

--

Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501
bdavids@geneva.il.us
[Apply here for a ROW Permit](#)

From: Collins, Heather <hcollins@geneva.il.us>
Sent: Wednesday, October 22, 2025 1:10 PM
To: Davids, Brian <bdavids@geneva.il.us>; 'Dave Patzelt' <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; 'Jerry Hubbe' <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Finance has received and recorded the deposit. The project code setup is "SW ENG 004". Please let me know if you need anything further.

Thanks,

Heather Collins

Accounting Supervisor

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000.4104](tel:630.232.0000.4104)
hcollins@geneva.il.us

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Wednesday, October 22, 2025 12:30 PM
To: 'Dave Patzelt' <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; 'Jerry Hubbe' <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich

<rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Update – it was buried inside of a submittal to our Historic Preservation Planner, so we now have it and will get it over to Finance. Once I hear from Finance that they have it, I will forward to our consultant.

--
Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501
bdavids@geneva.il.us
[Apply here for a ROW Permit](#)

From: Davids, Brian
Sent: Wednesday, October 22, 2025 9:21 AM
To: 'Dave Patzelt' <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave, I have confirmed with both City Hall and Finance that neither group has received this check. Did you leave it with our front desk at City Hall, or with a specific person I can follow up with? Otherwise please deliver that payment to Finance, not City Hall, at 15 S. First St.

--
Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501
bdavids@geneva.il.us
[Apply here for a ROW Permit](#)

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, October 21, 2025 7:26 AM
To: Davids, Brian <bdavids@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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The \$2500 check was delivered to City Hall yesterday.

Look forward to the City's review and approval of the permit to remove the gazebo from the floodplain.

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Monday, October 20, 2025 8:19 AM
To: Dave Patzelt <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave, the easiest method is to deliver a check for \$2500 to Finance at 15 S. First St., but I believe they have electronic methods as well if preferred. I've copied Heather Collins with Finance as an FYI.

--
Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501
bdavids@geneva.il.us
[Apply here for a ROW Permit](#)

From: Dave Patzelt <dave@shodeen.com>
Sent: Monday, October 20, 2025 8:17 AM
To: Davids, Brian <bdavids@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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How do I establish the escrow?

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Monday, October 20, 2025 8:15 AM

To: Dave Patzelt <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Thanks Dave,

Per your submittal's Tab 5, please establish a \$2500 escrow with Finance and notify me once complete. Once established I will provide this document to our stormwater consultant for review.

--
Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501
bdavids@geneva.il.us
[Apply here for a ROW Permit](#)

From: Dave Patzelt <dave@shodeen.com>
Sent: Monday, October 20, 2025 8:09 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Here is the submittal you requested for the Gazebo demolition.

From: Babica, Rich <rbabica@geneva.il.us>
Sent: Friday, February 21, 2025 3:19 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave,

The request to review the applicability of the Kane County stormwater review has been completed.

The Kane County Stormwater Ordinance allows for nine (9) exemptions as to what "Development" does not include:

Development, however, does not include:

- A. **Site Maintenance** and repair of existing **Buildings** or facilities located outside of the **Floodplain**;
- B. **Site Maintenance** of existing parking lots, pedestrian trails and bikeways outside the **Floodplain** provided that no new **Impervious Areas** are added, there is no increase in peak flows, and there is no change in the location of the stormwater discharge;
- C. **Site Maintenance**, including resurfacing of streets and highways outside the **Floodplain**;
- D. **Site Maintenance**, including resurfacing of publicly owned streets and highways within the **Floodplain** provided the difference between the elevation of the road surface after resurfacing and the elevation of the road surface on the **Effective Date** is not more than two inches (2");
- E. Maintenance of existing **Stormwater Management Measures** (e.g. sediment removal, shoreline stabilization, etc.), to restore to or improve: 1) the permitted function and condition, or 2) if completed prior to the **Effective Date** of this Chapter, the verifiable constructed function and condition;
- F. Paving over an existing permitted or grandfathered **Impervious Area**, provided no change in peak discharge or location of discharge;
- G. For agricultural uses, maintenance of existing drainage systems for the limited purpose of maintaining cultivated areas and crop production;
- H. For agricultural uses, improvements undertaken pursuant to a written **NRCS** conservation plan provided they are outside of the **Floodplain**; and
- I. Plowing, cultivation and similar agricultural practices that do not involve filling, grading or the construction of levees.

Removal of a structure is not included within the above listed exemptions. Therefore, a stormwater review is applicable and that a deposit escrow would also be applicable within existing City standards.

While I understand that this is the desired outcome, once the escrow has been secured then the review process can begin.

Rich Babica
Director of Public Works
City of Geneva, Illinois
1800 South Street
Geneva, Illinois 60134
630.232.1501

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, February 13, 2025 10:58 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Thank you Rich.

From: Babica, Rich <rbabica@geneva.il.us>
Sent: Thursday, February 13, 2025 9:17 AM
To: Dave Patzelt <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave,

Your request that the Kane County Stormwater Ordinance is not applicable to your project will be reviewed as resources allow.

When that determination has been made, you will be advised on the status of the project review.

Rich Babica
Director of Public Works
City of Geneva, Illinois
1800 South Street
Geneva, Illinois 60134
630.232.1501

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, February 13, 2025 9:10 AM
To: Davids, Brian <bdavids@geneva.il.us>
Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Good morning.

The work being proposed Removal. As defined in the Kane County Storm Water Ordinance, the removal of the structure does not meet the definition of "Development." Thus, no review is required.

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Wednesday, February 12, 2025 5:32 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Hi Dave,

The escrow is pursuant to Title 13, Flood Control, specifically 13-2-2.3.B https://library.municode.com/il/geneva/codes/code_of_ordinances?nodeId=TIT13FLCO

The Kane County Stormwater Ordinance requires that we review this site for a Floodplain Permit as indicated previously. The escrow is provided to cover the costs of the review. Once the project is completed, the remaining escrow (less the costs of the review) is returned. Kane County's ordinance is available for your review on their website: <https://www.kanecountyil.gov/fder/pages/environmentalresources/waterresources/stormwater.aspx>

Thanks,
Brian

--
Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501
bdavids@geneva.il.us
[Apply here for a ROW Permit](#)

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, February 12, 2025 5:09 PM
To: Davids, Brian <bdavids@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Please provide Shodeen with the City Ordinance section that requires Shodeen to provide the \$2500 escrow to Finance along with what the purpose of the escrow is to cover.

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Friday, February 7, 2025 7:17 AM
To: Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Per Step 5 in the attached worksheet and discussion with our stormwater consultant, please have Shodeen provide a \$2500 escrow to Finance referencing this address, and provide a floodplain submittal for our review. WBK indicated because it is only demo and no fill it should be fairly straightforward, but we do want to issue a permit.

--
Brian Davids, P.E.
City Of Geneva
Dept. of Public Works, Engineering Division
City Engineer
(630) 232-1501
bdavids@geneva.il.us
[Apply here for a ROW Permit](#)

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Thursday, February 6, 2025 11:29 AM
To: Davids, Brian <bdavids@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Subject: 4 E State St - Kane County Stormwater Worksheet

Hi Brian D.,

Please see attached.

Thank you,

Lauri Johnson | Permit Technician 🇺🇸
City of Geneva | 109 James Street | Geneva, IL 60134
Office: 630-262-0280 | Website: www.geneva.il.us
[CLICK HERE FOR A PERMIT APPLICATION](#)
[CLICK HERE FOR CITY OF GENEVA CODE REFERENCES](#)
[CLICK HERE FOR PERMIT COSTS](#)
[CLICK HERE FOR PERMIT PACKETS](#)

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From: Stood, Emily
Sent: Wednesday, January 07, 2026 12:15:28 PM
To: 'Lisa McManus'
Subject: RE: 4 E State Appeal

Hi Lisa,

I'm attaching the draft minutes with findings of fact for the 4 E State decision in case it's helpful in writing a script! These are also going to be added to the Developments webpage as a draft for the City Council to review. As always, let me know if you need a hand with that or have any questions. Happy to review any drafts.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Monday, January 5, 2026 8:41 AM
To: 'Lisa McManus' <lap8272@gmail.com>
Subject: RE: 4 E State Appeal

Lisa,

No worries! I didn't expect any quick responses last week.

That's perfect that you're already planning on being there. I'm attaching the script that Jewel used during the last appeal, if that's helpful in making up a new script. Happy to help pull together an updated version for this time around if you'd like. I can always hop on a call or set up a meeting if that's easier as well. I think the goal would be similar to the HPC meeting in making sure we really stick to the current application and emphasize everyone's conclusions from the meeting.

Either way, I'll keep you updated if anything changes as we get closer to the meeting!

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Lisa McManus <lap8272@gmail.com>
Sent: Sunday, January 4, 2026 8:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 4 E State Appeal

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Sorry- I was out of town! Yes, I was planning on attending the meeting in general.

On Mon, Dec 29, 2025 at 4:30?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Lisa,

Hope you're doing well, and that your holiday season has been good! I have an ask for you.

As you know, the appeal was submitted for 4 E State Street, and will be going before the City Council on January 12. The HPC has a right to give a statement at this meeting, along with the applicant. Paul is not available to attend the meeting, so we're looking for another member to attend and make that statement. Would you be available to speak at the meeting? You would basically have to read off a summary of the conclusions you all reached when the demolition was denied on the 16th. We thought you would be great because you have experience with this project and you have a knack for summing things up well in meetings. I would of course be happy to talk with you about the meeting process or a statement before hand as well. If you're not available, just let me know and I can ask someone else.

Thank you in advance!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Friday, January 16, 2026 4:24:04 PM
To: Dave Patzelt
Cc: DeGroot, David
Subject: RE: 2026-01-15 Mill Race Inn - Shed.pdf

Dave,

Yes, this would need to go before HPC. The due date for materials for the 1/21/2026 meeting was 1/6/2026, so adding this proposal would not be possible for the January meeting, and would have to be considered for a later date.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Stood, Emily
Sent: Friday, January 16, 2026 4:29:27 PM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: RE: 2026-01-15 Mill Race Inn - Shed.pdf

Dave,

Yes, this would need to go before HPC. The due date for materials for the 1/21/2026 meeting was 1/6/2026, so adding this proposal would not be possible for the January meeting, and would have to be considered for a later date.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Rebecca Baltikas
Sent: Tuesday, December 30, 2025 2:14:35 PM
To: Malkosky, Jessie
Cc: Stood, Emily
Subject: Re: 12.16.25 - HPC Meeting Motions

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Attached you'll find meeting minutes from the most recent Historic Preservation meeting (12/16/25).

After your review, please let me know if there are any corrections or edits you'd like to see executed - happy to help.

Wishing you a beautiful start to the new year!

Kindly,
Becca

On Thu, Dec 18, 2025 at 9:26?AM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:
Hi Becca,

Here is a summary of the motion approvals from the recent HPC meeting.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

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Please do not print this email unless it is absolutely necessary.

From: Mayer, Amy
Sent: Thursday, January 08, 2026 10:04:01 AM
To: Kilburg, Dean (external)
Subject: Re:

Thanks for the follow up. This is not in my email box for some reason. I appreciate you closing the loop on the matter.

Sent from my iPhone

On Jan 8, 2026, at 9:19?AM, Dean Kilburg <dkilburg49@gmail.com> wrote:

?

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Amy,

I wanted to confirm my comment from Monday evening that I had no intent to exclude you from my efforts to facilitate a dialogue with Shodeen's. Here is the 1/2 memo you apparently didn't receive. Hopeful we can work together to bring a resolution to this development challenge. Enjoy the nice weather.

Dean
Sent from my iPhone

Begin forwarded message:

From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 2, 2026 at 2:34:24?PM CST
To: Amy Mayer <amy.mayer.2000@gmail.com>

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean
Sent from my iPhone

From: Mayer, Amy
Sent: Thursday, January 08, 2026 10:10:41 AM
To: Kilburg, Dean (external)
Subject: Re:

And as you know, I won't attend that meeting.
Please only email me on my official moving forward. You are always welcome to call me. 312-882-5139.

Sent from my iPhone

On Jan 8, 2026, at 9:19?AM, Dean Kilburg <dkilburg49@gmail.com> wrote:

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Sent from my iPhone

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Dean
Sent from my iPhone

From: Stood, Emily
Sent: Tuesday, December 30, 2025 2:56:20 PM
To: DeGroot, David
Subject: Pro Forma Documents

Hi,

Attached are the original and revised Pro Forma review documents. The revised version references the original so I just went ahead and included them both for you.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Lee Eysturlid
Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:
This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:
"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturlid
108 Oak St, Geneva

--
Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Lee Eysturlid
Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

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Thank you,
Lee W. Eysturlid
108 Oak St, Geneva

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Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
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O: (630) 907-5487

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Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

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O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Stood, Emily
Sent: Friday, December 05, 2025 2:24:03 PM
To: DeGroot, David
Subject: Packet Draft

See attached.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Mary Labno
Sent: Friday, December 05, 2025 5:22:23 PM
To: Stood, Emily
Cc: Dave Patzelt
Subject: Mill Race Demo Docs revised 12.5.25

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Hi Emily:

Per Dave - here is the link with the revision to the letter. Have a good weekend.

<https://shodeen.box.com/s/5xi0z6powdxodkf96l6mgr55rdafntps>

Mary Labno
Executive Assistant

SHODEEN
SHODEEN HOMES, L.L.C.

77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary.Labno@shodeen.com

From: Cisco Unity Connection Messaging System
Sent: Tuesday, January 13, 2026 1:03:54 PM
To: Ward, James
Subject: Message from PATZELT,KATTIE (6302198822)

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=69688E99859E4D8FBC84C242A085BDB0-ALEX
Sent: Friday, January 16, 2026 5:53:11 PM
To: 'Ron Sandack'
Subject: Memo RE 1/16

Ron, as requested attached is a memo with the sequence of events.

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex
Sent: Friday, January 16, 2026 5:53:48 PM
To: 'Ron Sandack'
Subject: Memo RE 1/16

Ron, as requested attached is a memo with the sequence of events.

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Mayer, Amy
Sent: Monday, January 05, 2026 9:22:31 AM
To: Kilburg, Dean
Subject: Meeting with Shodeen

Dean,

Several other alderpersons have made me aware and inquired whether I'd be attending a meeting that you've organized with Dave Patzelt. My response is simple, I was not invited or made aware of this meeting.

Can you fill me in or did you exclude me for a reason?

Thanks,
Amy

Sent from my iPhone

From: Mayer, Amy
Sent: Monday, January 05, 2026 9:22:31 AM
To: Kilburg, Dean
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Can you fill me in or did you exclude me for a reason?

Thanks,
Amy

Sent from my iPhone

From: Dean Kilburg
Sent: Saturday, January 03, 2026 2:14:10 PM
To: Bowring, Anaïs; Paschke, Martha
Subject: Meeting Invitation

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Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

From: Dean Kilburg
Sent: Friday, January 02, 2026 2:32:44 PM
To: Malecki, William
Subject: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean

Sent from my iPhone

From: DeGroot, David
Sent: Friday, December 19, 2025 8:39:43 AM
To: 'Dave Patzelt'
Subject: Meeting availability

Good morning Dave,

Are you available for a meeting on December 30th at 2 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Hilkemann, Jennifer
Sent: Tuesday, December 30, 2025 3:57:12 PM
To: Ahern, Timothy; Hilkemann, Jennifer
Subject: Manager of Electric Distribution transition

I'm emailing this to all of you because you contact me frequently for City of Geneva Electric Utility items. I am retiring on 4/7/2026. Tim Ahern will be working with me over the next three months starting Monday, January 5th, 2026. Tim's email is tahern@geneva.il.us and he and I will both monitor the voicemail box at 630-232-1503 ext. 3203. If you email me something, please email Tim as well. I would ask that you refrain from solo texting me, but instead contact me using the office number so that Tim can be party to the conversation.

I will be out of the office every Thursday from 7-11 am and out of the office all day every Friday starting this Friday.

Thanks.

Jennifer Hilkemann

Manager of Distribution, Construction and Maintenance

City of Geneva, Illinois

Geneva Public Works Department, Electric Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503) ext. 3203

jhilkemann@geneva.il.us

Office Hours:

M-W 7:00a.m. – 3:30p.m

Th 11:00a.m. – 3:30p.m.

Fri Out of Office

From: Dave Patzelt
Sent: Thursday, December 11, 2025 8:20:02 AM
To: Kilburg, Dean
Subject: Letter to HPC from Lindenberg 120225.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning.

Apparently, there is at least one and may be more letters about the demolition of the Blacksmith shop floating around that I have not seen and that have not been posted on the City website. A copy of one example is attached. This was not included in the batch I provided to you. I have reached out to Emily to find out if there are more letters than this one.

From: Dave Patzelt
Sent: Tuesday, December 02, 2025 2:19:06 PM
To: Stood, Emily
Subject: Letter from Robert Fuller 2025-12-02.pdf

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Attached is another letter for the file for 4 East State.

From: Dave Patzelt
Sent: Wednesday, January 14, 2026 9:58:23 AM
To: Kilburg, Dean; Larry Furnish
Subject: La Grange backs teardown of iconic building to make way for condos 011326.pdf

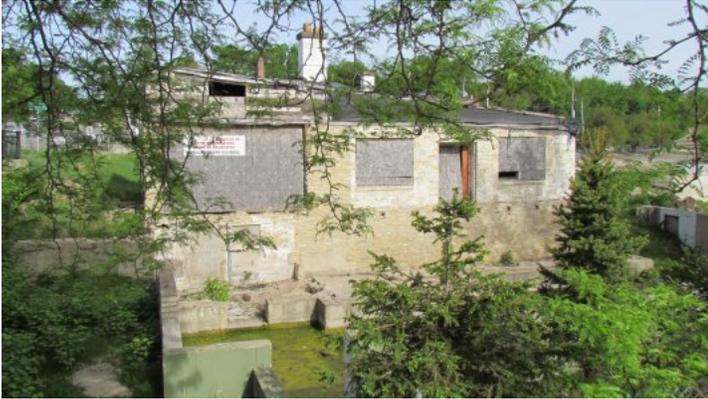
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On the same night...a different community...different results.

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=KEVIN STAHRD8C
Sent: Friday, December 26, 2025 8:27:56 AM
To: David DeGroot; Stood, Emily
Subject: In The News - HPC

From the Aurora Beacon-News:

Geneva commission again denies demolition request for landmarked structure at old Mill Race Inn site



Linda Girardi/The Beacon-News

The remains of a limestone structure at 4 E. State St. in Geneva on the northern edge of the former Mill Race Inn property are seen in a photo from 2023. (Linda Girardi/For The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: December 26, 2025 at 6:00 AM CST

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But before it became a site for public debates, the limestone structure at 4 E. State St. [had](#) many lives, according to the city of Geneva: it was a blacksmith shop in the 1840s, a carriage painting shop shortly after the turn of the 20th century and was part of the property of a longstanding Geneva restaurant that operated from the 1930s until it shuttered in 2011.

In more recent years, what remains of the limestone building on the northern edge of the former Mill Race Inn property has been a source of contention in Geneva. Its owner has on several occasions appealed to the city to tear it down, the city has denied its requests, and preservationists have joined the mix in attempts to keep it standing.

Last week, the city's Historic Preservation Commission unanimously shot down another request by Dave Patzelt, the president of Geneva-based Shodeen Group, to demolish the structure.

Its future remains uncertain, however, as Shodeen has already filed an appeal of the commission's decision, meaning the Geneva City Council could still override the commission and vote to allow demolition. Discussion at the Dec. 16 meeting also led to a number of calls for redeveloping the property — another matter that's come before the city in the past.

These debates about the structure at the former Mill Race Inn property in downtown Geneva have been years in the making.

According to the city, the limestone building [was](#) first the Alexander Brothers' Blacksmith Shop in the mid-19th century. Among other things, it later was used as a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop.

The site of the property later was incorporated into an iconic restaurant, the Mill Race Inn.

After almost 80 years, the Mill Race Inn closed in 2011, and the property [was eventually acquired](#) by Geneva-based development company Shodeen Group. Demolition of most of the property [began](#) in 2016. At the time, city officials [said](#) the developer would evaluate the 1840s-era limestone sections to determine if the structure could be considered a historic landmark or be incorporated within any future development of the property.

In 2017, Shodeen [looked to demolish](#) the limestone building that had been part of the restaurant property, but the matter was put on hold early in 2018 after a Geneva resident [moved to get it designated as a historic landmark](#).

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A residential development at the site [was considered](#) in 2019, but [later rejected](#) by the Geneva City Council.

Fast forward a few years, the Shodeen Family Foundation again requested permission to demolish the building, but it [was unanimously shot down](#) by the city's Historic Preservation Commission. Following an appeal by the developer, the City Council [affirmed](#) the commission's decision in 2023.

Later that year, the city [cited](#) the property owner for code violations, per documents from the city, and a ruling was made on the case in September 2025 in the city's favor, requiring that the building be made weather-tight.

Then, in recent months, Shodeen made a request for demolition again. The [application](#) by Patzelt claims that the stone structure "stands in the way of" redevelopment goals for the property and that "no positive impacts have been accomplished" in the eight years of discussions regarding the structure. The application asks the city to consider the demolition request on the grounds that the structure "is not in the best interest of the majority of the community."

At the Dec. 16 meeting Patzelt noted that, previously, part of the hold on the future of the building was to give residents additional time to find something that could be done with the structure.

"I would suggest that, whatever amount of time, that time has passed," Patzelt said. "It's been long enough. There's been several different attempts ... whether it's to find a buyer, to move the structure, to find somebody that is interested in renovating the structure or ... using it for some specific use."

He argued that the cost to repair the structure is in excess of what it's worth.

"The time has come that we need to make some further decisions on it," he said.

Several of the commissioners offered their opinions on the request at last week's meeting, and considered what the future of the property might look like.

Commissioner Jewel Jensen — pointing to the portion of Shodeen's application related to a failed stakeholder input initiative about the site — suggested that taxpayer-funded efforts to determine the property's future were not successful because the owner didn't ultimately submit development plans for approval, has not protected the structure from the elements and has not agreed to work with a study group about the site.

Jensen also noted the fine the owner has incurred from the city, questioning whether the city would have to pay it if the demolition request were to be approved.

Jensen also asked about the ownership, and Patzelt clarified that the property is no longer owned by Shodeen itself, but by the Mill Race Land Company, LLC. Shodeen [remains listed](#) as the contractor on the original application for demolition from October.

Some of the response to the request for demolition centered around the criticism that there had been no significant change since the last time Shodeen came to the city asking to tear down the structure.

“I just want to make clear ... that nothing has changed since 2023 in August when this commission denied demolition, with the exception of, I’m assuming, additional letters that are in favor of demolition being submitted to the commission,” said Commissioner Kevin Phillips.

Patzelt said he would “admit that there’s maybe no change,” but reiterated that there had been a request for more time, more time had been given, and no solution has since materialized.

Phillips argued that, because that request for additional time didn’t come from the commission, it was “irrelevant” from anything being different from its latest decision in 2023.

“Since that time, Shodeen has done nothing except drag the city into hearings in courts and question the (commission’s) decision, and, in the meantime, has allowed that building to deteriorate such, to the point where, now, maybe many people in ... the community view it as an eyesore,” Phillips said. “You’re asking us to approve a demolition that basically is based on an eyesore that you’ve created.”

Patzelt said he doesn’t think much has changed from deterioration.

Commissioner Lisa McManus suggested that there should have been work on a development plan for the property.

“It’s just not a property, right now, that’s in good shape,” she said. “And the reality is that we need, rather than have these conversations about taking the building down, for years we could’ve just presented something ... Shodeen could be making money on this property, but yet here we are entertaining another demo request.”

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During the meeting, a number of residents — split between those in favor and those against demolition — also advanced their suggestions about the site and what they hoped would come of it.

Several of those opposed to demolition spoke of their hopes that the site would ultimately be redeveloped.

“If the (commission) were to deny this demolition application, there is an opportunity for the former blacksmith shop to be part of a larger redevelopment at a minimal cost to the property owner,” said Al Watts, the community engagement director of local nonprofit Preservation Partners of the Fox Valley. “Collaboration between the public and the owner with that goal in mind would likely accomplish something the community could be proud of that both honors the legacy of Geneva’s industrial past and stimulates Geneva’s future.”

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And by removing the building, you open this space up to a six-story monolith. And I know that’s not part of the point, but it is the point, because history is also into the future. Otherwise, why are we preserving anything?”

Some individuals from the area felt otherwise, criticizing in particular the impact the deteriorating structure has on the neighborhood and the city’s economic position.

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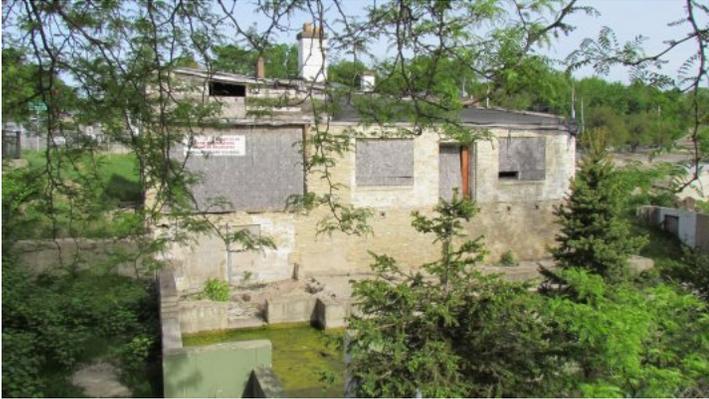
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From: Stahr, Kevin
Sent: Friday, December 26, 2025 8:31:04 AM
To: DeGroot, David; Stood, Emily
Subject: In The News - HPC

From the Aurora Beacon-News:

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From: Stahr, Kevin
Sent: Wednesday, January 14, 2026 4:26:59 PM
To: DeGroot, David; Stood, Emily
Cc: Voigt, Alex; Fornari, Jeanne
Subject: In The News - City Council Meeting

From the Aurora Beacon-News:

Geneva City Council denies appeal to demolish landmarked structure at old Mill Race Inn site



The landmarked structure at 4 E. State St. in Geneva, seen on Jan. 12, 2026, was formerly part of the Mill Race Inn. The structure, which dates back to the mid-19th century according to the city, has weathered several requests for demolition in recent years. (Molly Morrow/The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: January 14, 2026 at 3:09 PM CST

The landmarked structure at 4 E. State St. in Geneva — part of what was once the Mill Race Inn — will remain for now, after the Geneva City Council on Monday denied an appeal seeking its demolition.

On Monday, the City Council was tasked with whether to overturn [a ruling of the city's Historic Preservation Commission in December](#) that denied a request by Dave Patzelt, president of Geneva-based Shodeen Group, for demolition of the building.

Following a lengthy discussion on Monday evening, the appeal that would allow for demolition failed in a 6-4 vote, with council members Martha Paschke, Mark Reinecke, Anaïs Bowring and William Malecki voting against it. A supermajority of seven or more council members would have been needed to overturn the Historic Preservation Commission's decision.

The City Council vote on Monday is the latest in what has been years of discussion about the structure, [previously part of](#) the Mill Race Inn restaurant, which operated from the 1930s until it shuttered in 2011.

Though perhaps most famously a part of the popular restaurant, the building [existed](#) long before that. It first housed a blacksmith shop in the 1840s, but, before it became part of the longstanding Geneva restaurant, housed a number of other businesses too, such as a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop.

The site [was later acquired](#) by the Shodeen Group, and demolition of most of the property [began](#) in 2016. The 1840s-era limestone sections, at the time, were to be evaluated as to whether they could be considered a historic landmark or be incorporated within any future development of the property.

Since then, what remains of the limestone building — which [was designated](#) as a landmark in 2018 — [weathered](#) multiple requests by its owner to demolish it over the years, none of which were ultimately successful.

Then, in October, Patzelt again [asked](#) the city to demolish the structure. The request for demolition came to the city's Historic Preservation Commission last month, and [was again shot down](#).

The property is no longer owned by Shodeen itself, Patzelt [has said](#), but by the Mill Race Land Company, LLC, though Shodeen Construction Company [remains listed](#) as the contractor on the original application for demolition from October.

Patzelt [appealed](#) to the City Council the day after the Preservation Commission determination was made, meaning the matter went to the City Council for a vote.

The commission's decision in December, and the subsequent appeal by Patzelt, generated a response from some community members — a small group, for example, that was advocating for preservation of the structure completed an architectural model of it and [held a community meeting just days before Monday's City Council meeting](#), making a last-minute pitch to turn the building into a visitor information center.

At Monday's meeting, Geneva Mayor Kevin Burns emphasized that the council's role was not to serve in its usual function but in a "quasi-appellate court capacity." He discouraged the council from considering any evidence or information beyond that which was considered at the December Historic Preservation Commission meeting.

At the meeting, Patzelt again presented his case for demolition of the structure.

He said that the records included in the application seeking demolition include things like a list of the irreparable and deteriorated building features, a cost estimate for rehabilitating the structure and a narrative on steps that have been taken to potentially relocate it.

He also pointed to the city's previous parameters for using the site, and noted the possibility of the structure being deconstructed and put up somewhere else nearby.

"It has been eight years since we first started talking about this structure," Patzelt said at Monday's meeting. "And, after over 20 ... public meetings, there has been no progress made by either of these parties involved in this site."

He pointed to residents speaking out about the issue, and said that he thinks the majority reflect a desire for the structure to be demolished.

Paul Zellmer, the chair of the Historic Preservation Commission, also spoke at Monday's meeting, sharing the commission's reasons for its decision.

Zellmer said that public testimony showed divided views among the community, and "did not establish an objective or measurable basis to conclude that the majority of the community supports demolition."

He also said that the applicant "did not present concrete development proposals and (demonstrate) that demolition is necessary to achieve community benefit, nor did the record establish reasonable alternatives to the demolition had been exhausted."

Zellmer also said that deterioration of the structure does not demonstrate that demolition is in the best interest of the community, citing concerns about long-term neglect of the property, and noted that there was concern approving the demolition would "risk establishing precedent inconsistent with the intent of the historic preservation ordinance."

In response, Patzelt acknowledged that public opinion was divided, but said that the commission was tasked with weighing how public opinion was split, and said he feels the majority are in favor of demolition.

As to the lack of a redevelopment plan, Patzelt said the developer can't prepare one without knowing whether they are allowed to demolish the structure, but that they would do so if granted a demolition permit.

"We are also committed to trying to pay homage or pay some legacy or some documentation — visual, as well as physical — of the historic remnant structure," Patzelt also said at Monday's meeting. He noted the possibility of reincorporating its stone into some kind of directory map that tells the story of the historic blacksmith structure. Patzelt declined The Beacon-News' request for comment on Tuesday about Monday's decision and what's next for the structure.

But, while Monday's vote narrowly came out in favor of the structure remaining, many of the council members shared their frustrations with the status quo when it comes to the structure's current state.

"What remains is a partial remnant that has been significantly altered over time and is no longer functionally or physically connected to that which gave it historic significance," Ald. Brad Kosirog, who voted in favor of demolition, said. "The code does not require preservation at any cost, nor does it require maintaining a structure where reuse is impractical and unsupported by the site's current condition."

Bowring, who voted against demolition, said she came to a different conclusion, arguing that the petitioner did not present sufficient evidence that demolition would be in the community's interest.

"I think a question that remains in my mind and a lot of minds is: what is next?" Bowring asked. "I think that is part of the consideration of community interest." She suggested that a redevelopment that incorporates the historic structure or a new development were possibilities, and said the fact that the community would like to see changes to the site "is not the standard that they needed to demonstrate in order for (her) to support demolition."

"I don't think that (the developer needs) to feel as stuck as they claim to be absent granting of their demolition request," Bowring said. "That winds up feeling like they are holding this important site hostage and saying that, if you do not give us this demolition request, we will sit on this site for an indefinite period, which is, I think, not in this community's best interest."

Reinecke attributed some of the contentiousness to a conflict between economic development and historic preservation.

"The thing that troubles me about this is that they are seen as being against one another, rather than as an opportunity for solution-focused thinking and collaboration, and it's been that way for some time," he said.

But, though he said he thinks the structure can be preserved and that he doesn't support demolition, Reinecke also noted that the community has grown "impatient."

"All of us would like to see something of value and use placed onto that site," he said. "And it's been taking a long time. And I don't think there's anyone who's (saying), 'Let's just let it float for a bit.' That's not the tone of the community right now."

Malecki, who also voted against allowing demolition, questioned whether the vote was "basically as a matter of convenience to push things forward."

Other council members spoke more favorably of demolition.

Ald. Richard Marks, later in the meeting, suggested that it was "hard to see some practical reuse of the building as it stands now."

And Ald. Dean Kilburg, who said he supports demolition, reiterated that progress needs to be made on the site.

"After eight years, we're not making any progress," Kilburg said, "and I think that contributes to the pushback from the community that something needs to be done, that that's a responsibility now that falls upon us."

But even those who voted in favor of overruling the commission's determination and allowing for demolition acknowledged the community's concerns.

"I can say with clarity there's no clarity," Ald. Jeff Palmquist said. "It really is a split opinion of our residents."

Palmquist said, however, that he would support demolition "with the optimism that we will ultimately get at a better place than we would otherwise if we did not."

"People definitely want something to happen," Ald. Amy Mayer added to the discussion. "What I've been told is that they'd like City Council and the city of Geneva to excuse themselves and get out of the way of progress from happening."

Saying that Patzelt's plans to pay homage to the structure and to form a redevelopment plan are not enforceable, Mayer requested that the stone structure being made available for a memorial of some kind be part of the conditions for demolition, about which there was some discussion.

Paschke, for example, said she didn't support that change and didn't "feel comfortable making that a condition." Both she and Bowring suggested that those conditions by the petitioner to pay homage to the structure and create a redevelopment plan for the site could have been brought forward anytime before in the years the site has been considered.

Paschke, who opposed the demolition, similar to Bowring, argued that there wasn't enough evidence that keeping the structure is not in the best interest of the community, and suggested that it "sets a bad precedent" to "demolish a designated historic structure for nothing."

Following Monday's narrow vote, the structure will remain for now, though its future remains uncertain. But, over the course of Monday's meeting, members of the council repeatedly emphasized their desire to resolve the situation going forward, rather than continuing to allow the site to sit unchanged.

"We really do want something to happen here," Mayer said at Monday's meeting. "I really hope that this doesn't cause the proverbial ... board game to get tossed in the air and walked away from."

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Stahr, Kevin
Sent: Monday, January 12, 2026 8:36:32 AM
To: DeGroot, David; Stood, Emily
Cc: Fornari, Jeanne; Voigt, Alex
Subject: In The News - Architectural Model

From the Aurora Beacon-News:

Some Geneva residents still pushing to save structure at old Mill Race Inn site, with demolition vote looming



Alan Leahigh talks to a group of residents about plans to try and save a landmarked structure in Geneva, at the site of the old Mill Race Inn, on Jan. 8, 2026. (Molly Morrow/The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: January 9, 2026 at 5:17 PM CST

In a last-minute effort to save a landmarked structure along the Fox River from being torn down, a group of Geneva residents is proposing the structure be turned into a visitor information center.

On Monday evening, the Geneva City Council is expected to vote on whether the limestone structure, formerly part of the Mill Race Inn, can be demolished. Last month, the city's Historic Preservation Commission [unanimously shot down](#) a request by Dave Patzelt, the president of Geneva-based Shodeen Group, to demolish the structure. Patzelt then appealed the decision, which is why the matter now goes to the full council for a vote.

But, before the meeting on Jan. 12, some Geneva residents have pulled together a pitch to save the landmark structure.

The structure in question [was previously part of](#) the Mill Race Inn restaurant, which operated from the 1930s until it shuttered in 2011.

Though perhaps most famously a part of the popular eatery, the building [existed](#) long before that. It first housed a blacksmith shop in the 1840s, but, before it became part of the longstanding Geneva restaurant, housed a number of other businesses too: a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop, for example.

But, after the former Mill Race Inn site [was acquired](#) by Geneva-based development company Shodeen Group, demolition of most of the property [began](#) in 2016. The 1840s-era limestone sections, at the time, were to be evaluated as to whether they could be considered a historic landmark or be incorporated within any future development of the property.

What remains of the limestone building — which [was designated](#) as a landmark in 2018 — [weathered](#) multiple requests by its owner to demolish it over the years, none of which ultimately came to fruition.

Then, in October, Patzelt again [asked](#) the city to demolish the structure, arguing that keeping the structure is no longer in the majority of the community's best interest.

The matter came to the city's Historic Preservation Commission last month, and was again shot down.

The property is no longer owned by Shodeen itself, according to Patzelt, but by the Mill Race Land Company, LLC, though Shodeen Construction Company [remains listed](#) as the contractor on the original application for demolition from October.

Patzelt [appealed](#) to the City Council the day after the Preservation Commission determination was made. The council can now vote to uphold, amend or reverse entirely the commission's decision, but a reversal or modification requires a two-thirds majority of the aldermen to vote for it. The vote [must occur](#) within 30 calendar days of an appeal being made.

So, in advance of [Monday's planned vote](#), a group of Geneva residents has come together in an attempt to stop the structure from being torn down — complete with an architectural model of what the blacksmith shop may have once looked like.

As a downpour carried on outside, around two dozen residents — including a few members of the Historic Preservation Commission and Geneva Ald. Mark Reinecke — gathered for a meeting on Thursday at the Comfort Inn & Suites in Geneva to talk about the proposal, and the fate of what was once the Alexander Brothers' Blacksmith Shop.

With the architectural model of the Blacksmith Shop front and center in the meeting room, the residents listened to Alan Leahigh, a preservation advocate who lives in Geneva's 1st Ward, where the structure [is located](#). Leahigh is one of the residents behind the recent push to preserve the Blacksmith Shop.

Leahigh said that, because "unfortunately, (they) don't have a time machine," making a model was "the next best thing."

The model itself was constructed by Craig Elliott, who also joined the resident meeting on Thursday. It was meant to represent what the Alexander Brothers' Blacksmith Shop may have looked like in the 1840s. It features the shop itself, as well as the nearby mill race.

Also displayed at the meeting was a watercolor painting by Chuck Cassell of the old Blacksmith Shop. Leahigh said a conversation with Cassell was part of what prompted this recent effort to save the structure.

"The trouble is that everybody sees these ruins, these remnants, and they're ugly," Leahigh said at the meeting on Thursday. "Let's get (rid of) the ugliness, and I think most people really agree with that, but people didn't have much of a vision of what it might have looked like (in) the beginning."

Thus, following some research into the structure's history, the architectural model and the painting ultimately came about, Leahigh explained.

"We think this is a pretty good representation," Leahigh said. "We've done measurements, so ... the ratios are all correct and so forth."

These efforts had been in progress before the most recent demolition request from Shodeen, Leahigh explained, but upon hearing about the request, the involved residents finished up the project for the public to see.

"The problem is that people don't, all they see is the ruins there, and don't see the possibilities of what it was and what it could be," Leahigh said.

But, even if the council votes to keep the structure standing, Leahigh noted that there needs to be a vision for how it could be used.

His group's suggestion? A visitor information center for the tri-cities: Geneva, St. Charles and Batavia. Leahigh pointed to how such a project could serve those using the nearby Fox River trail, canoers and kayakers and other visitors to downtown Geneva. He also pointed to how it could serve as a sort of bicentennial project in the coming years. James and Charity Herrington and their family, often considered the founders of Geneva, first arrived in the area in 1835, according to [the city's history](#). How does such a project come to fruition? Leahigh, on Thursday, said that is "not (their) expertise" and that the expected costs are "a little out of (their) lane," but said that "the city's got to grab hold and do something" if the developer will not. Patzelt, in an email to The Beacon-News, on Friday said that week was "the first that (he has) heard of" the visitor center idea. Pointing to previous requests from those in favor of preserving the structure for additional time to determine how it might be used, Patzelt said that no one "willing to rehabilitate, relocate, reuse, or repurpose materials . . . has come forward" in the years since. As for the reuse of the building in general, Patzelt cited a 2022 estimate of \$1.5 million to renovate and restore the structure, saying that there is "nobody that (Shodeen is) aware of who will fund paying to restore the structure and then pay to continue to maintain the structure." "It is unfortunate that the remnant structure is simply not (reusable)," Patzelt said in the email. At Thursday's meeting, some residents questioned whether the project would be feasible or desired by Shodeen, and discussed what could be done in advance of Monday's meeting. Reinecke, who represents the 5th Ward, suggested at the meeting that residents who are opposed to the structure being torn down should "keep (their) eye on" the fact that they do not want the structure torn down, and that whatever comes next can be negotiated in the future. On Monday, the council [is to decide](#) whether to grant or deny the demolition request "upon consideration of the written record of the commission's decision and the applicant's appeal," per the city. "Monday's special City Council meeting will be tightly managed to ensure due process is followed every step of the way," Geneva Mayor Kevin Burns told The Beacon-News on Friday. The City Council meeting will take place at 7 p.m. Monday, Jan. 12, at 109 James St. in Geneva.

Thanks,
K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.411.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:18:44 PM
To: Stood, Emily
Subject: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: Dave Patzelt
Sent: Monday, January 05, 2026 5:40:06 PM
To: DeGroot, David
Subject: Glen Ellyn legacy to a Grist Mill

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

This weekend I happened to be in downtown Glen Ellyn and stumbled upon a monument that the Developer provided for the Legacy Development (townhome and condominium development) provided in memory of the Grist Mill that once stood on their site. I thought I would share a photograph of it. It is not too far off from what we are talking about.

Is this something that I should share with the Council?





David Patzelt

From: Buesing, Matthew
Sent: Monday, January 12, 2026 8:39:40 AM
To: 'Dave Patzelt'
Subject: Geneva Concept Review Application

Morning Dave,

Please find the concept review application attached. The development staff team meets on the second and fourth Tuesdays of each month, from 9-11 am at City Hall. If you have any questions about the application or getting on a meeting agenda, just let me know.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4303](tel:4303)
mbuesing@geneva.il.us

From: Dean Kilburg
Sent: Monday, January 05, 2026 9:49:40 AM
To: Mayer, Amy
Subject: Fwd: Meeting Invitation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Amy,

No slight intended here. I forwarded an email with same info as below to your personal address with 2000 in it. Apparently it was not received for some reason. Obviously the same invitation is extended to you. Is there a day and time that would work well for you this week. I'm sure they are interested in your thoughts. My apology for the missed communication. Call if you would like to discuss.

Dean
(209) 481-6801

Sent from my iPhone

Begin forwarded message:

From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 3, 2026 at 2:14:20?PM CST
To: aldbowring@geneva.il.us, aldpaschke@geneva.il.us
Subject: Meeting Invitation

?Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

From: Burns, Kevin
Sent: Monday, January 05, 2026 9:41:21 AM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: Fwd: Blacksmith Shop Demolition Application Appeal

FYI...

Begin forwarded message:

From: Joel Erickson <jierickson47@gmail.com>
Date: January 5, 2026 at 9:38:03?AM CST
To: "Bowring, Anaïs" <abowring@geneva.il.us>, "Malecki, William" <wmalecki@geneva.il.us>
Cc: "Burns, Kevin" <kburns@geneva.il.us>
Subject: Blacksmith Shop Demolition Application Appeal

?*****

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Notwithstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Burns, Kevin
Sent: Wednesday, January 07, 2026 8:40:43 PM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: Fwd: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street

FYI

Begin forwarded message:

From: "Burns, Kevin" <kburns@geneva.il.us>
Date: January 7, 2026 at 8:39:55?PM CST
To: Al Watts <community@ppfv.org>
Subject: **Re: Appeal of CASE 2025-114: Denial of Demolition of a Historic Landmark at 4 E. State Street**

?

Good evening, Mr. Watts, and thank you for your comments.

Kevin
c: 630-742-8916

On Jan 7, 2026, at 2:29?PM, Al Watts <community@ppfv.org> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon Mr. Mayor!

Attached is a short letter regarding our organization's perspective on the upcoming special meeting on January 12.

If you have any questions or would like any additional information, please let me know. We're happy to talk through any concerns you have.

Al Watts (He / Him)
Community Engagement Director

630.377.6424 | 8 Indiana, St. Charles |
Mon, Tues, & Thurs 9a-5p | PPFV.org |

Mission: to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

From: Dean Kilburg
Sent: Thursday, January 08, 2026 9:18:33 AM
To: Mayer, Amy
Subject: Fwd:

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Amy,

I wanted to confirm my comment from Monday evening that I had no intent to exclude you from my efforts to facilitate a dialogue with Shodeen's. Here is the 1/2 memo you apparently didn't receive. Hopeful we can work together to bring a resolution to this development challenge. Enjoy the nice weather.

Dean
Sent from my iPhone

Begin forwarded message:

From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 2, 2026 at 2:34:24?PM CST
To: Amy Mayer <amy.mayer.2000@gmail.com>

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean
Sent from my iPhone

From: Voigt, Alex
Sent: Tuesday, January 06, 2026 2:20:18 PM
To: Sandack, Ron; DeGroot, David
Subject: FW: Procedural Check In

Let me know what works for you guys.

1/7/25 all morning up to 11:00 – AV can do between 8 -9 am
1/8/25 all day – AV is scheduled to be at a forum all day, I can always step out if this works for the group
1/9/25 all day – AV 10 am, between 12 – 1:30 or 2:30

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am open:
1/7/25 all morning up to 11:00
1/8/25 all day
1/9/25 all day

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:05 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: Procedural Check In

Good Afternoon Dave,

We are in receipt of your email, and appreciate the sentiment. I am reaching out to see if you are available for a brief discussion to reconfirm the procedural steps for the 1/12/26 meeting. It would be myself, Ron Sandack and David DeGroot, a phone call will be sufficient.

We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.
There is no expectation of privacy for any messages sent to or received from the City of Geneva.

Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

 Please do not print this email unless it is absolutely necessary.

From: Dave Patzelt
Sent: Monday, December 08, 2025 7:03:53 AM
To: DeGroot, David
Subject: FW: Mill Race Demo Docs revised 12.5.25

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

See the following email. Please let the others know as well.

From: Mary Labno <mary_labno@shodeen.com>
Sent: Friday, December 5, 2025 5:22 PM
To: estood@geneva.il.us
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo Docs revised 12.5.25

Hi Emily:

Per Dave - here is the link with the revision to the letter. Have a good weekend.

<https://shodeen.box.com/s/5xi0z6powdxodkf96l6mgr55rdafntps>

Mary Labno
Executive Assistant

SHODEEN
SHODEEN HOMES, L.L.C.

77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary.Labno@shodeen.com

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19:58 PM
To: DeGroot, David
Subject: FW: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Are you able to answer this question?

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19 PM
To: Emily Stood (estood@geneva.il.us) <estood@geneva.il.us>
Subject: HPC meeting

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 12:16:08 PM
To: Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Let's discuss with Alex & K* before 4:30 today – I am out next week and the following Monday.

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4109](tel:630.232.4109)

jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>

Sent: Friday, January 16, 2026 12:05 PM

To: foia <foia@geneva.il.us>

Subject: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"

"Dave Patzelt"

"HPC"

"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:06:38 PM
To: Sandack, Ron
Cc: Voigt, Alex; Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4109](tel:4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anais Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

From: DeGroot, David
Sent: Thursday, December 18, 2025 8:15:46 AM
To: 'Ron Sandack'
Cc: Burns, Kevin; Voigt, Alex
Subject: FW: Comment by one of the Commissioners

FYI....

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please confirm for me that the comment made by the Commissioner at approximately 45:37 wherein she stated "...they are above the law..." will be included in the court reporters dictation.

From: Malkosky, Jessie
Sent: Tuesday, December 23, 2025 10:21:39 AM
To: Stood, Emily; DeGroot, David
Cc: Sandack, Ron
Subject: FW: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>
Sent: Tuesday, December 23, 2025 9:56 AM
To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel.

Please find the attached above-referenced transcript files.

Your deposition files have been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years, and video files will be available for 1 year.

Should you need additional assistance, simply reply to this email with your request or call 888-433-3767.

We look forward to working with you in the future.

Referenced Job Number: 611338

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Thank you,

Adam Zachary | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: DeGroot, David
Sent: Friday, January 16, 2026 4:12:39 PM
To: Ron Sandack; Burns, Kevin; Voigt, Alex; Tymoszenko, Cathleen
Subject: FW: 2026-01-15 Mill Race Inn - Shed.pdf

FYI...

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Ron Sandack
Sent: Thursday, January 08, 2026 12:20:10 PM
To: Voigt, Alex; DeGroot, David
Subject: Friday's call with Dave Patzelt

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am so sorry, I messed up. Is there any way to move our call to 3 pm or 3:30 pm tomorrow?

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603

St. Charles Office: 320 Walnut Street, St. Charles, IL 60174

P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516

E: rsandack@gaido-fintzen.com

www.gaido-fintzen.com

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From: Morrow, Molly
Sent: Friday, January 16, 2026 12:04:48 PM
To: foia
Subject: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anais Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 3:22:15 PM
To: Bowring, Anaïs; Burns, Kevin; Furnish, Larry; Kilburg, Dean; Kosirog, Brad; Malecki, William; Marks, Richard; Mayer, Amy; Palmquist, Jeff; Paschke, Martha; Reinecke, Mark
Cc: Sandack, Ron; Collins, Peter; Voigt, Alex
Subject: FOIA - request to search your personal email accounts

See below a FOIA request received earlier today. Per our attorney's request, please search **your NON-CITY email accounts** according to the request below. (city staff will take care of searching your official city emails).

Forward any responsive emails from your personal accounts to **Pete Collins (copied here) no later than Tues., Jan. 20th**. **If you do not have any responsive documents, please also reply indicating so.**

Do not send the information to me as I will be out of the office until Tues. Jan. 27 and will not be checking my messages.

1/16/2026

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

Molly Morrow, Aurora Beacon News

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4109](tel:630.232.0000.4109)

jfornari@geneva.il.us

From: Dave Patzelt
Sent: Monday, December 01, 2025 4:09:50 PM
To: Stood, Emily
Subject: Email from John Martin 120125.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please add this email to the demolition application file.

From: DeGroot, David
Sent: Tuesday, January 06, 2026 4:14:24 PM
To: Voigt, Alex; Sandack, Ron
Subject: DRAFT - Executive Summary and Resolution for Jan 12th CC meeting

Good afternoon,

Please see the attached draft materials for your review.

Emily is working to finalized the meeting minutes, we will then upload the staff report, minutes and transcripts to the project webpage.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 07, 2026 12:32:57 PM
To: Buesing, Matthew
Subject: Developments Page Update

Hi,

Attached are the documents to upload to the developments page when you get a chance. I think they should all work under a subheading like "December 16th Historic Preservation Commission Meeting Materials."

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 09, 2025 9:20:01 AM
To: DeGroot, David
Cc: Malkosky, Jessie
Subject: December Packet

Full packet for review attached.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, January 07, 2026 9:38:44 AM
To: DeGroot, David
Subject: December HPC Minutes

Good morning,

Attached is an updated draft with individual findings of fact on the 4 E State case.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Wednesday, December 10, 2025 9:31:08 AM
To: 'Dave Patzelt'
Subject: December HPC Meeting

Good morning Dave,

The packet for the December meeting has been posted and is available at the link below. Your application packet has also been posted to the Development Projects page of the City's website.

[Agenda Center • Geneva, IL • CivicEngage](#)

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Planet Depos Production Department
Sent: Wednesday, December 24, 2025 9:15:05 AM
To: Sandack, Ron; Malkosky, Jessie
Subject: CORRECTIONS: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel,

Attached please find CORRECTED transcript files for the above-referenced matter.

*** Advised corrections have been made ***

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Cate Neuhauser | Planet Depos
Transcript Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: DeGroot, David
Sent: Friday, January 09, 2026 4:22:54 PM
To: 'Dave Patzelt'
Subject: Concept Plan Application

Good afternoon,

Please see the attached. Have a great weekend, go Bears!

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Dave Patzelt
Sent: Wednesday, December 17, 2025 4:14:11 PM
To: DeGroot, David
Cc: Stood, Emily
Subject: Comment by one of the Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please confirm for me that the comment made by the Commissioner at approximately 45:37 wherein she stated "...they are above the law..." will be included in the court reporters dictation.

From: Planet Depos Production Department
Sent: Tuesday, December 23, 2025 9:56:11 AM
To: Sandack, Ron; Malkosky, Jessie
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel,

Please find the attached above-referenced transcript files.

Your deposition files have been uploaded to your [Planet Portal](#). **Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years, and video files will be available for 1 year.**

Should you need additional assistance, simply reply to this email with your request or call 888-433-3767.

We look forward to working with you in the future.

Referenced Job Number: 611338

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Thank you,

Adam Zachary | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Planet Depos Production Department
Sent: Friday, December 26, 2025 4:43:17 PM
To: Sandack, Ron; Malkosky, Jessie
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel,

Attached please find **CORRECTED** transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Seth Davies | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: DeGroot, David
Sent: Wednesday, January 07, 2026 1:34:28 PM
To: Fornari, Jeanne; Voigt, Alex
Subject: CC packet for 1/12

Good afternoon,

Please see the attached packet for the meeting next week.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: joel erickson
Sent: Thursday, January 15, 2026 10:14:38 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

5th Ward Councilman Reinecke,

Prior to last weeks city council vote on the above I mistakenly understood I was located in the 1st ward , I wasn't aware the ward maps had changed and I am now in your ward, the 5th ward. Below is my transmittal to who I thought were my council representatives before the vote.

Since you voted to deny the demolition application appeal, I respectfully ask that you reconsider the vote and bring this matter up to again to the council, and vote to approve the appeal.

Despite the rhetoric, the reality is the property owners will not and cannot be forced into this ill considered building rehabilitation. We, the citizens of Geneva will be forced to look at this blighted partially demolished building for the indefinite future unless this vote is overturned. If a poll of citizens was to be taken I believe a majority would support the demolition and subsequent development of this property. As with politics it seems to be a small vocal minority has managed to make their voices heard over the number they actually represent.

Please take the action necessary.

Thank you,

Joel Erickson
301 Burgess Rd.
Geneva, IL 60134

1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Joel Erickson
Sent: Monday, January 05, 2026 9:37:20 AM
To: Bowring, Anaís; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

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The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Joel Erickson
Sent: Monday, January 05, 2026 9:37:20 AM
To: Bowring, Anaïs; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

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1st Ward Council Members Bowring and Malecki

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The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Joel Erickson
Sent: Monday, January 05, 2026 3:53:22 PM
To: Furnish, Larry
Subject: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Larry,
It appears there are five solid votes for the council to approve the demolition permit appeal (including your vote), if seven are needed hopefully the motion will carry.

Thanks,
Joel Erickson

> On Jan 5, 2026, at 9:52?AM, Furnish, Larry wrote:

>

> Hi Joe

>

> I agree . This has cost the city too much to continue the fight . I watched the meeting . Historical Preservation did not come up with an economical way of saving the shop. There only argument was that they had public support to save the blacksmith shop. But when asked how much support they did not answer .

>

> Thanks for the support to demo .

>

> Larry Furnish

>

>> On Jan 5, 2026, at 9:38?AM, Joel Erickson wrote:

>>

>> ?*****

>> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

>> *****

>>

>>

>>

>> 1st Ward Council Members Bowring and Malecki

>>

>> I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

>>

>> Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application.

>> Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

>>

>> Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

>>

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>>

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>>

>> The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

>>

>> Thank you,

>>

>> Joel Erickson

>> 301 Burgess Road

>> 1st Ward

>

> The City of Geneva, Illinois Since 1835

>

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[https://thor.geneva.il.us/images/instagramicon.png][https://thor.geneva.il.us/images/youtube.png][https://thor.geneva.il.us/images/GreenTree.png] Please do not print this email unless it is absolutely necessary.

From: Joel Erickson
Sent: Monday, January 05, 2026 9:37:20 AM
To: Bowring, Anaïs; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

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Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Joel Erickson
Sent: Monday, January 05, 2026 9:37:20 AM
To: Bowring, Anaís; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

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1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Notwithstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: chris aiston
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mr. Reinecke,

Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.

As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.

Chris Aiston

714 James St, Geneva, IL 60134

From: Al Watts
Sent: Monday, December 22, 2025 11:42:53 AM
To: Stood, Emily
Subject: Blacksmith Shop demo appeal?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

In an article in the Kane County Chronicle last week, David Patzelt indicated that he intended to appeal HPC's denial of a demolition permit on December 16, 2025. Has the appeal been filed, and when would you expect it to come before the City Council?

Thanks!

Al Watts (He / Him)
Community Engagement Director



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Mission: to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

From: Dave Patzelt
Sent: Tuesday, December 09, 2025 12:24:14 PM
To: Kilburg, Dean
Subject: Blacksmith Shop

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Good afternoon.

As a follow-up to our conversation yesterday, for your information regarding our demolition permit application for the former blacksmith shop, attached are copies of the letters that have been sent to the city in support of the demolition request. Feel free to share with anyone you would like.

Dave

From: Dave Patzelt
Sent: Thursday, December 11, 2025 8:16:52 AM
To: Stood, Emily
Cc: DeGroot, David
Subject: 4 East State Street letters from the public

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

From: Dave Patzelt
Sent: Tuesday, December 02, 2025 7:35:31 AM
To: Stood, Emily
Subject: 4 East State St application

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning.

I know that some residents have sent emails and letters directly to the City. Can I please obtain copies of all the letters that are on file for this application request?

From: Dave Patzelt
Sent: Wednesday, December 17, 2025 3:41:37 PM
To: DeGroot, David
Cc: Stood, Emily
Subject: 4 E. State Street

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Please find the attached request for appeal to the City Council.

From: Stood, Emily
Sent: Tuesday, December 16, 2025 3:16:38 PM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: 4 E State St Public Comment

Good afternoon,

Additional public comment letters have been posted on the development page for commission review. They are available [here](#).

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 06, 2026 3:02:53 PM
To: DeGroot, David
Subject: 4 E State Drafts

Hi,

Attached are drafts for the 4 E State Executive Summary and Resolution.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt
Sent: Friday, January 16, 2026 4:08:53 PM
To: Stood, Emily
Cc: DeGroot, David
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Dean Kilburg
Sent: Monday, January 05, 2026 4:03:19 PM
To: Bowring, Anaïs
Subject: [THIS EMAIL MAY BE SPAM] Re: Meeting Invitation

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Thank you for responding.

Dean
Sent from my iPhone

On Jan 5, 2026, at 1:23?PM, Bowring, Anaïs <abowring@geneva.il.us> wrote:

?
Hi Dean,

Unfortunately, I am unable to arrange a meeting this week. I look forward to hearing what Mr. Patzelt has to say at the meeting 1/12.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: [630.232.0000](tel:630.232.0000) ext. 4001

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Saturday, January 3, 2026 2:14:10 PM
To: Bowring, Anaïs; Paschke, Martha
Subject: Meeting Invitation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

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Please do not print this email unless it is absolutely necessary.

From: Planet Depos Production Department
Sent: Monday, December 29, 2025 9:01:46 PM
To: Sandack, Ron; Malkosky, Jessie
Cc: Stood, Emily; DeGroot, David
Subject: ****CORRECTED**** City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good evening,

Attached, please find CORRECTED transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused. Thank you!

Referenced Job Number: 611338

Best regards,

Caroline Cousley | Planet Depos
Operations Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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Sent: Monday, March 17, 2025 8:56:06 AM

Subject:

-

Daniel Noll

Business Development Analyst

City of Geneva

22 S 1st St, Geneva, IL 60134-2203

Phone: 630-232-8174 Ext.(4204)

dnoll@geneva.il.us

From: Planet Depos Production Department
Sent: Monday, December 29, 2025 9:01:46 PM
To: Sandack, Ron; Malkosky, Jessie
Cc: Stood, Emily; DeGroot, David
Subject: **CORRECTED** City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

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Attached, please find CORRECTED transcript files for the above-referenced matter.

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Best regards,

Caroline Cousley | Planet Depos
Operations Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Pat Engel
Sent: Monday, December 15, 2025 7:09:54 PM
To: Stood, Emily
Subject: [THIS EMAIL MAY BE SPAM]

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Let's stop wasting money and time. I hate giving into Shodeen company's underhanded dealings, but this ugly building has been the gateway to our community for too long. Save the building materials and incorporate them into something income/tax producing. I've been a resident long enough to remember the same controversy when the hospital was demolished, the building along the river, the creamery, etc. Now hardly anyone remembers what was there before. Basically, no one else has com forward with the money to repurpose the building.

Pat

From: Donna Falk
Sent: Tuesday, December 23, 2025 9:32:28 AM
To: Stood, Emily
Subject: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP

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I certainly do NOT want the blacksmith shop destroyed after all the destruction has occurred on this site. All the adjacent buildings are gone and the restaurant basement where parties and lovely family memories were made is not visible-maybe it's underwater by now with all of the neglect. So it's not just the buildings that need love and attention and protection from ambitious developers but the land itself. Whatever happened to that restaurant? We know what happened to the bike and thrift shop. Was it wise to tear things down and give Shodeen the upper hand to assume they could keep tearing down ALL structures? Can you get me up to speed here and check my attitude? This has all been unfortunate. How can we move past all of this in a positive manner?

I think enough destruction has occurred on this property. We need the blacksmith shop-even if we use only the stones to recreate the foundation. Can the city or some friendly entity legally buy the property back from Shodeen? And can this entity plan for the construction and development of this historic site that can be enjoyed by the citizens of Geneva and anyone who visits our charming town? This can be an investment in tourism-for real. The Cooperage made barrels- maybe let's plan a brewery there. Let's find an architectural plan for a real blacksmith shop again and have a real blacksmith create functional art and sell it on site-fences, locks, pots and pans...Let's plan for maybe a glassworks shop with artists making glass wares and selling them. There's more to consider...just think of the possibilities. We need a positive way forward.

I know-I'm an optimist.

Donna Rose Falk
Artist, Geneva

From: LinkedIn

Sent: Monday, January 12, 2026 7:37:08 PM

To: Schultze, Dustin

Subject: [THIS EMAIL MAY BE SPAM] Dustin, add Justin Chiappetta - Director Of Information Technology

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Do you know Justin?

Request to connect with members you know and trust



Justin Chiappetta

Director Of Information Technology at Village of Glen...

5 mutual connections

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More people you may know

Craig Shodeen

President at SJODIN CUSTOM HOMES

[Connect](#)

Craig Shodeen

President at Shodeen Homes, LLC

10 mutual connections

[Connect](#)

Dean Maggos

Fire Chief and Director of Emergency...

14 mutual connections

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Kevin Burns

Fundraising/Communications/Advocacy...

26 mutual connections

[Connect](#)

Ian Morser

GIS technician at
City of Geneva

14 mutual connections

[Connect](#)

Gregory Konopka

Firefighter/Paramedic for the City of...

7 mutual connections

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From: Douglas (via LinkedIn)
Sent: Wednesday, December 10, 2025 7:36:14 AM
To: Schultze, Dustin
Subject: [THIS EMAIL MAY BE SPAM] Dustin, I'm still waiting for your response

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Douglas is waiting for your response

Douglas Forte invited you to connect 1 week ago



Douglas Forte

President | THE DUMPSTER GUARD Inc.
Hauppauge, NY

Hi Dustin, In looking at your profile, it would be great to...
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[Accept](#) [View Invitation](#)

More people you may know

-  **Craig Shodeen**
President at SJODIN CUSTOM HOMES [View profile](#)
-  **Craig Shodeen**
President at Shodeen Homes, LLC [View profile](#)
-  **Dean Maggos**
Fire Chief and Director of Emergency Management [View profile](#)
-  **Nick Volz**
Chief Clinical Supervisor for Travis County STAR Flight [View profile](#)

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This email was intended for Dustin Schultze (Fire Marshal at Geneva Fire Department, Illinois)

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From: Wayne (via LinkedIn)
Sent: Wednesday, December 17, 2025 7:37:13 AM
To: Schultze, Dustin
Subject: [THIS EMAIL MAY BE SPAM] Dustin, I'm still waiting for your response

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Wayne is waiting for your response

Wayne Stevens invited you to connect 1 week ago



Wayne Stevens

Hospital & Health Care Professional
Batavia, IL

7 connections in common

[Accept](#) [View Invitation](#)

More people you may know

- David Chmelar**
Battalion Chief St-Charles fire dept. [View profile](#)
- Craig Shodeen**
President at SJODIN CUSTOM HOMES [View profile](#)
- Craig Shodeen**
President at Shodeen Homes, LLC [View profile](#)
- Justin Chiappetta**
Director Of Information Technology at Village of Glen Ellyn, Illinois [View profile](#)

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This email was intended for Dustin Schultze (Fire Marshal at Geneva Fire Department, Illinois)
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From: Sam @ Tri-Cities Central
Sent: Monday, December 08, 2025 5:16:39 AM
To: Reith, Christine
Subject: [THIS EMAIL MAY BE SPAM] Extra Extra! Local holiday traditions

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December 08, 2025 | [Read Online](#)



Welcome to Tri-Cities Central, a twice-weekly newsletter highlighting local happenings in Batavia, Geneva, St. Charles and surrounding communities.

Get yours: [subscribe here](#). **Refer a friend:** [share this link](#).

Interested in advertising? [Let's talk](#).

Good morning!

Evidently, cold and snowy winters are still a thing around here.

Last year at this point, we'd only experienced one measurable snow with zero accumulation. After this weekend's storm, we've already gotten about 15 inches with well over six inches of current snow depth. And it's only December 8 — pretty wild.

Friendly reminder: If you're ever looking for recent Tri-Cities Central articles, past newsletters, live music roundups, or any other content we've published, you can always visit (and bookmark) our website at tricitiecentral.com.

?? Need to contact me with questions, tips or suggestions? [Get in touch here](#).

?? Tell us about your local holiday traditions

Tri-Cities Central readers have shared a ton of interesting thoughts, stories, and ideas with me over the past couple of years. I really should do a better job of sharing some of that material with the wider newsletter audience.

With that in mind, I'd love to hear about your local holiday traditions — with a focus on the Tri-Cities area.

Is there a particular restaurant you return to every year for a holiday gathering? A shop where you always stock up on gifts? An annual event, a special activity, or an unforgettable memory from a past holiday?

Feel free to be creative. I'll make sure to feature some of the responses in a future issue.

Share your thoughts here

SPONSORED CONTENT

? Award-winning brunch at an unbeatable price — and a Holiday Look Book for you to explore

Sunday brunch is a time-honored tradition — and you won't find a better value in the Tri-Cities than at [The Little Traveler's Atrium Café](#). In fact, it was named Best Brunch in West Suburban Living's 2024 Best of the West.

For just \$12.95, enjoy a full spread of fresh, house-made favorites, from fluffy omelets with crispy bacon to Swedish pancakes and Crab Cakes Benedict. Trust me, there's a reason so many local folks have been coming back for decades.

?? **Holiday Almanack is out!** Check out The Little Traveler's 2025 [Holiday Almanack & Look Book](#) for upcoming events and festive new products.

[See the Sunday Brunch menu](#)

?? Thursday's most popular links

?? **Holiday light shows:** In Geneva and the greater Chicago area, an array of popular regional light shows are happening through December — and several are just a quick hop from the Tri-Cities. [Check out this list](#) and plan your winter adventure.

?? **New Real ID rules:** Starting February 1, Illinois travelers flying without a REAL ID or other acceptable form of ID will [have to pay a \\$45 TSA fee](#) for alternative identity verification at airport security.

?? News to use

?? **Development progress:** Campton Hills officials unanimously advanced preliminary plans for a [900-home Shodeen development](#), giving the project its first major zoning approval while final reviews, conditions, and a future TIF decision still remain.

?? **Major city discussion:** Geneva City Council will [hold a special meeting on Monday](#) (12/8) to discuss whether to send a \$59.4M police facility bond question to the March 2026 ballot and launch a citywide home rule education effort.

?? **Charlestowne Mall:** St. Charles released a comprehensive [Charlestowne Mall Redevelopment webpage](#) that provides up-to-date project details and background resources — basically everything you'd want to know about where things stand.

?? **Plant life protection:** Illinois added the highly invasive Callery pear tree to its exotic weeds list, meaning it will be illegal to buy, sell, distribute, or plant them starting in 2028. [See what other plants](#) made the list this year.

?? **Prison sentence:** A St. Charles man was [sentenced to 16 years in prison](#) after pleading guilty to child pornography charges. He must register as a sex offender for life.

?? IL Tollway resources: You can visit the Kane County Government Center in Geneva on Wednesday (12/10) from 12-4PM to get free ?I-PASS Sticker Tags, open an account, or pay invoices without fees or fines. No appointment necessary.

??? In the community

?? New gaming machines: Batavia officials narrowly approved a conditional-use permit allowing Gammon Coach House to [install video gambling machines](#) in its downtown pub despite concerns over its location next to two churches.

?? Gifting guidance: The St. Charles Business Alliance has curated a Holiday Gift Guide to help you discover unique local items this season. [Check out the guide](#) and browse by category.

?? Artistic showcase: Geneva hosted its first Artists Sunday Road Rally on November 30, giving residents a chance to visit local art spaces, meet creators, and celebrate the city's newly proclaimed Artists Sunday. [Watch a recap of the festivities.](#)

?? MDW magazine: The December issue of [The Modern Domestic Woman](#) is now live, a locally published magazine featuring stories about Tri-Cities business owners, local gift ideas, and resources on mental health, family, and everyday well-being.

?? Downtown Santa: A St. Charles program has brought Santa to 1st Street Plaza for free [weekend visits and photo opportunities](#) at a newly built cottage through December 21. (This Santa enjoys doggy visits, too).

?? Help over the holidays: Chip In Batavia's "Adopt a Bag" program that provides local families in need with everyday household essentials runs through Sunday (12/14). [See how and where you can donate.](#)

?? Live music

It's another busy mid-week lineup, complete with some special school choir and orchestra performances in addition to holiday shows at several venues.

Plus, local favorite Jake Mack will be playing tunes during Preservation's ugly sweater party on Wednesday.

[See the full schedule](#)

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**?? Want to feel better and find community?
Start at Strongoo.**

At [Strongoo in downtown Geneva](#), wellness isn't a grind — it's a lifestyle. It's learning to actually listen to your body, slow down enough to notice what you need, and thoughtfully repair the ailments you've been carrying for years.

Members describe Strongoo as a place that gives them belonging, dignity, and support... never pressure.

With movement classes, cold plunges, infrared saunas, mobility tools, and one-on-one guidance from Joe and Abby, Strongoo meets you right where you are — whether you're working on pain, stress, strength, or simply feeling more connected to yourself again.

But don't take our word for it — this video tells the story.

Watch the video

?? Local biz

The ?? symbol indicates sponsored content.

?? **STC expansion:** Fox Den Cooking in St. Charles announced that it will [expand into the space next door](#), allowing for more classes and events starting in 2026 while its original location continues operating as usual.

?? **Comfort in a cup:** The Graceful Ordinary in downtown St. Charles has brought back its popular Boozy Hot Chocolate Flights, offering four decadent seasonal flavors through January 31. [See what all the fuss is about.](#)

?? **Super fan finds:** Shopping for the ultimate sports lover this season? Urban Artisan in Geneva is packed with fun, fan-favorite gifts and one-of-a-kind items that any die-hard Chicago team supporter will love. [Check out their sports-themed selection.](#)

??? Un-classifieds

The ?? symbol indicates sponsored content.

?? **Local home sales:** See [recent property sales](#) for Kane County — including this \$1.1M [restored 1917 farmhouse](#) with a saltwater pool and a basketball court near downtown Geneva.

?? **Need a trustworthy local realtor?** Get in touch with Tri-Cities expert *Chris Wallace* at chriswallace@atproperties.com or chriswallacere.com.

?? **Local obits:** [Recent obituaries](#) posted by Tri-Cities funeral homes.

?? **City meetings:**

- **Thursday (12/11):** Geneva will hold [public hearings](#) about the 501 Lark Street Daycare Facility and the Solar Energy Systems Text Amendments application.

?? **Police reports:** View [police reports and arrest logs](#) for Batavia, Geneva, St. Charles and Campton Hills.

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You currently have **0** referrals, only **2** away from receiving your **Tri-Cities Restaurant Guide**.

Click to Share

Or copy and paste this link to others: <https://www.tricitiescentral.com/subscribe?ref=FlooTQI19>

?? Events & things to do

The ??? symbol indicates an admission fee.

??? [Vintage Christmas Paint & Sip](#) | Thu 12/11, 6–9PM | **State & Society, Geneva** | Festive girls' night with retro-themed painting and holiday drinks.

?? [FRIENDSMAS](#) | Thu 12/11, 6–9PM | **The Hive Tavern, STC** | Enjoy cocktails, crafting bars, permanent jewelry, and holiday girls' night fun.

??? [Better Sleep: Science and Style](#) | Thu 12/11, 7–8:30PM | **Soul Studio, Batavia** | Create a calming, personalized wind-down routine in a cozy setting.

?? [Shop Local & Late](#) | Thu 12/11, Until 8PM | **Downtown Geneva** | Extended holiday shopping with local small businesses staying open late.

?? [Winter Comedy Night](#) | Fri 12/12, 6–7:30PM | **Riverlands Brewing, STC** | Free local comedy showcase with drinks and food for purchase.

??? [Gold & Glow](#) | Fri 12/12, 6:15–8:30PM | **Inluro, Geneva** | Make a gold candle and custom bracelet stack during this BYOB glow party.

??? [Who Brought the Humbug?](#) | Fri 12/12, 7:30PM | **Batavia Fine Arts Centre** | High-energy holiday performance with tap, hip-hop, and festive music and dance.

What'd you think of this issue?

?? Loved it, keep up the good work

?? Mediocre, could take it or leave it

?? 3 minutes I'll never get back

Vote here

?? Thanks for reading

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1911 W Wilson St PMB 633
Batavia, IL 60510, United States of America

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From: messaging@iamresponding.com
Sent: Friday, December 05, 2025 10:25:38 AM
To: Antenore, Michael
Subject: [THIS EMAIL MAY BE SPAM] GENEVA FIRE

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

GFD
PSYCH
SHODEEN PENTHOUSE AT THE HERRIGTON
77-321 S RIVER LN
GENV
W STATE ST
JAMES ST
12/05/2025 10:25:27
41.886753082, -88.30361175
Event spawned from CHECK WELFARE. [12/05/2025 10:25:27 MGRIFFEY]
17 RAMBLING ADV SHES HA

From: LinkedIn

Sent: Monday, January 19, 2026 7:31:20 PM

To: Johnson, Lauri

Subject: [THIS EMAIL MAY BE SPAM] Lauri, add Olga Pavone - Community Development Clerk

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Do you know Olga?

Request to connect with members you know and trust



Olga Pavone

Professional Administrative

2 mutual connections

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<p>Craig Shodeen CEO at SJODIN CUSTOM HOMES, LLC</p> <p>Connect</p>	<p>Tami Tankersley ICC Certified Permit Technician</p> <p><input type="checkbox"/> 5 mutual connections</p> <p>Connect</p>

 Christine Wagner North Aurora Police Department <input type="checkbox"/> 5 mutual connections Connect	 Joseph Arndt ICC Certified Inspector Facilities... <input type="checkbox"/> 7 mutual connections Connect
---	---

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This email was intended for Lauri Johnson (Permit Technician at City of Geneva, Illinois)

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From: Mark Porter
Sent: Wednesday, December 17, 2025 7:19:39 AM
To: Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] Mill Race

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Well, that was an interesting way to waste everyone's time last night. I believe you were in the audience, and I applaud your attendance. It was hard to hear some of the back and forth, but if I heard correctly, Shodeen sold that property to a new LLC. I'll have to dig into the parcel records, but if so, the City just got played again. This likely means that they sold it at an appreciated price to take the remainder of their basis on the original buy, and stepped up their basis with the new LLC, likely including the liability accrued for the fines. It then restarts the clock on the basis for loss amortization for the new LLC. Just supposition until I'm willing to suffer the brain damage of looking it all up this weekend.

Here is my question. It is explicitly clear that they have no plans to do anything with that property until they are certain about the eyesore. That very important property to the City in terms of what impact it has on visitors will sit there and look like a stain on the downtown. Who is going to take the lead to get adults in the damn room and try to figure something out? The lawsuit is a BS excuse. You can have Counsel there and have any conversations covered as "settlement discussions" which are not allowable in court. Last year all Ms. Mayer said about Duke and Lee's was "it's the fastest way to get shovels in the ground." We give lip service to revenue sources and needing Home Rule to solve every problem, but we have a very important property sitting vacant because of egos. Let's call it what it is. The game was started when the City landmarked one of the biggest developer's private property without his consent in a rigged process to stop him from developing. Great job, you stopped him. Now what?

 [Book time to meet with me](#)



Mark Porter
Chief Revenue Agent

 mporter@vigilaigent.com

(312) 285-8571

VIGILAiGENT 24/7 SOC:630-635-8335



FYI: Our company email domain has changed. Please update your records to reflect our new domain vigilaigent.com.

From: Dean Kilburg
Sent: Monday, January 05, 2026 4:03:19 PM
To: Bowring, Anaïs
Subject: [THIS EMAIL MAY BE SPAM] Re: Meeting Invitation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you for responding.

Dean
Sent from my iPhone

On Jan 5, 2026, at 1:23?PM, Bowring, Anaïs <abowring@geneva.il.us> wrote:

?

Hi Dean,

Unfortunately, I am unable to arrange a meeting this week. I look forward to hearing what Mr. Patzelt has to say at the meeting 1/12.

Best,

Anaïs Bowring (she/her)

Aldersperson First Ward

City of Geneva, Illinois

22 South First Street

Geneva, IL, 60134

Phone: [630.232.0000](tel:630.232.0000) ext. 4001

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Saturday, January 3, 2026 2:14:10 PM
To: Bowring, Anaïs; Paschke, Martha
Subject: Meeting Invitation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

*If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.
There is no expectation of privacy for any messages sent to or received from the City of Geneva.*

Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Fagans-4
Sent: Tuesday, January 13, 2026 3:29:28 PM
To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".
- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.
- It is often repeated "Show us a plan on how you can incorporate the structure and demolition will be approved". How many tens of thousands of dollars in drawings would have to be presented to get this done? It's like saying I don't know what I want from you, but I'll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.
- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:6302080319)
[Cell: 630.205.6822](tel:6302056822)
joestanton@fagansinc.com

FAGANS
Incorporated

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Sent: Tuesday, January 13, 2026 3:29:28 PM
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Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:6302080319)
[Cell: 630.205.6822](tel:6302056822)
joestanton@fagansinc.com

FAGANS
Incorporated

From: Kane County Chronicle

Sent: Friday, December 19, 2025 6:15:26 AM

To: VanGyseghem, Bob

Subject: 'Beating a dead horse:' 3rd demolition ask denied in 8-year legal battle over Geneva historic blacksmith shop

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Kane County Chronicle Morning Update

'Beating a dead horse:' 3rd demolition ask denied in 8-year legal battle over Geneva historic blacksmith shop

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[Today's eNewspaper](#)

Hunters in Illinois harvested over 81,000 deer during the 2025 deer season

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Elgin woman to serve 20 years in child starvation, torture case

[Read more](#)

Campton Hills police officer pleads not guilty to felony charges

[Read more](#)

Illinois food pantries receive \$100,000 in missing money through iCash

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Almost 23% of Illinois high school students report using alcohol, state study finds

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Court order prohibits federal government from penalizing states offering SNAP to refugees

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Kane State's Attorney Mosser elected to lead state organization

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Kane County Chronicle St. Charles, IL 60174

From: Kane County Chronicle

Sent: Friday, December 19, 2025 6:15:48 AM

To: Stahr, Kevin

Subject: 'Beating a dead horse:' 3rd demolition ask denied in 8-year legal battle over Geneva historic blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

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Kane County Chronicle Morning Update

'Beating a dead horse:' 3rd demolition ask denied in 8-year legal battle over Geneva historic blacksmith shop

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Kane County Chronicle St. Charles, IL 60174

From: Clark, Chad
Sent: Friday, December 12, 2025 7:41:34 AM
To: Antenore, Michael; Benz, Mike; Clark, Chad; Johnson, Rod; Lohse, Matt; Schultze, Dustin
Subject: 12/11/25 DAR

Chad Clark

Fire Battalion Chief

City of Geneva, Illinois

Geneva Fire Department
200 East Side Drive, Geneva, IL 60134

Desk: [630.232.2530](tel:630.232.2530)

cclark@geneva.il.us

From: Clark, Chad

Sent: Monday, December 15, 2025 7:33:26 AM

To: Antenore, Michael; Benz, Mike; Clark, Chad; Johnson, Rod; Lohse, Matt; Schultze, Dustin

Subject: 12/14/25 DAR

Chad Clark

Fire Battalion Chief

City of Geneva, Illinois

Geneva Fire Department

200 East Side Drive, Geneva, IL 60134

Desk: [630.232.2530](tel:630.232.2530)

cclark@geneva.il.us

From: Catherine Eaton
Sent: Wednesday, December 17, 2025 7:14:17 PM
To: Furnish, Larry
Subject: 1840's Blacksmith shop on Roosevelt

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

?Hi Mr. Furnish,

I live on Sandholm St. and recently saw some news that the owner of where the Mill Race used to be wants to demolish the remaining blacksmith shop.

I don't believe that's in Geneva's best interest. There's a pride in historic buildings here and justifiably so. That building is rare and historically important and once it's gone, it's gone forever.

I'm deeply disappointed that Shodeen hasn't yet donated that parcel of land to the park district. Setting up a park there would give that greedy man and his family a small positive legacy in this town and increase the beauty of Island Park, one of the nicest places here.

I hope the building can be preserved and perhaps by some miracle, Shodeen will donate that land instead of putting yet another ugly oversized building on a tiny piece of property. It would affect the park greatly.

Thanks for taking the time to consider my opinion. I hope he doesn't win.

Take care and happy holidays,
Catherine Eaton

From: Dave Patzelt
Sent: Friday, January 16, 2026 4:08:53 PM
To: Stood, Emily
Cc: DeGroot, David
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Stood, Emily
Sent: Tuesday, January 06, 2026 3:02:53 PM
To: DeGroot, David
Subject: 4 E State Drafts

Hi,

Attached are drafts for the 4 E State Executive Summary and Resolution.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Monday, December 15, 2025 1:20:31 PM
To: 'Mike Riebe'
Subject: 4 E State Pro Forma Analysis

Hi Mike,

Attached is the 4 E State Street Pro Forma Analysis which was presented on June 20, 2023, as I mentioned on the phone. Shodeen's application is focused more towards the "best interest of the majority of the community" point, but this might help clarify some questions about the history of this case. The recording of this meeting, including this presentation, is also available on the Agenda Center.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 16, 2025 3:16:38 PM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: 4 E State St Public Comment

Good afternoon,

Additional public comment letters have been posted on the development page for commission review. They are available [here](#).

See you tonight,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt
Sent: Wednesday, December 17, 2025 3:41:37 PM
To: DeGroot, David
Cc: Stood, Emily
Subject: 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please find the attached request for appeal to the City Council.

From: Karen Lando
Sent: Friday, January 16, 2026 11:25:59 AM
To: Stood, Emily
Subject: 4 East State

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,
Is the plat of survey for the Shodeen property at 4 East State available online?

I'd like very much to see it if possible. Please let me know how I'd be able to access it.

Thanks so much,
Karen Lando.

Sent from my iPhone

From: Dave Patzelt
Sent: Tuesday, December 02, 2025 7:35:31 AM
To: Stood, Emily
Subject: 4 East State St application

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning,

I know that some residents have sent emails and letters directly to the City. Can I please obtain copies of all the letters that are on file for this application request?

From: jewel jensen
Sent: Tuesday, December 16, 2025 10:04:52 AM
To: Stood, Emily
Cc: Karen Lando
Subject: 4 East State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,
Attached please find Karen Lando's letter. She sent to me and asked me to resend to you. I think perhaps you could not open it was because it was in Pages, I exported to a pdf. Please let me know if you can open it, if not I will drop off a copy of it.
Thanks,
Jewel

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sent from my iPad

From: Dave Patzelt
Sent: Thursday, December 11, 2025 8:16:52 AM
To: Stood, Emily
Cc: DeGroot, David
Subject: 4 East State Street letters from the public

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

From: Johnson, Lauri
Sent: Monday, December 01, 2025 11:51:36 AM
To: 'Andy See'
Subject: 561 Green Meadow Lane - Fence Permit

Hi Andy,

All fences in that area must be approved by Craig Shodeen at the Shodeen Group **prior to the City's permit approval**. Their contact information is below:

Shodeen Group Corporate Office
(630) 232-8570
77 North First Street
Geneva, IL 60134
info@shodeen.com

I've attached a letter that Shodeen previously sent to 651 Green Meadow regarding allowable fence height. Please see the attached document.

Thank you,

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000.4306](tel:630.232.0000.4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Brenda Schory
Sent: Monday, January 19, 2026 5:14:35 PM
To: Reinecke, Mark
Subject: Alan Leahigh's model

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Mark,

I am writing a follow-up story about efforts on either side regarding the blacksmith shop and Shodeen's appeal of the HPC denial of the demolition request.

I understand that you attended Alan Leahigh's presentation Jan. 8.

I would also like your reaction to the memo from city attorney Sandack, regarding any outside considerations by the council members.

I did leave you a voicemail.

Thank you.

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com

SHAW MEDIA
Your Most Trusted Local Source

From: Kendra Parzen

Sent: Thursday, January 08, 2026 10:13:15 AM

To: Burns, Kevin; Bowring, Anais; Malecki, William; Marks, Richard; Kosirog, Brad; Furnish, Larry; Kilburg, Dean; Paschke, Martha; Mayer, Amy; Reinecke, Mark; Palmquist, Jeff; Kellick, Victoria; erosen@geneva.il.us

Cc: Frank Butterfield

Subject: Appeal of CASE 2025-114: 4 E. State Street

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mayor Burns and City Council Members:

Landmarks Illinois strongly opposes the application to demolish the historic landmark building at 4 E. State Street, also known as the Mill Race Inn or the Alexander Brothers Blacksmith Shop. Please find attached a letter further outlining our perspective. We urge you to not to overturn the Historic Preservation Commission's vote to deny the demolition permit. Thank you for considering our comments.

Sincerely,

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

We've moved!

Our new address is 233 S. Wacker Dr., Suite 4400, Chicago, IL 60606

M: 312.995.2347/ O: 312.922.1742

Follow us! [Facebook](#) [Instagram](#) [LinkedIn](#)

People Saving Places for People. [Join us today](#)

[See the impact of our work: Explore our 2025 Year in Review and the places we saved thanks to your support.](#) **Want to support us in 2026? [Make a year-end gift today!](#)**

From: Burns, Kevin
Sent: Sunday, January 04, 2026 9:49:59 AM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: ATTORNEY CLIENT PRIVILEGE - Communications By Council Member on Behalf of Shodeen, Inc.

?
ATTORNEY CLIENT PRIVILEGE

Team,

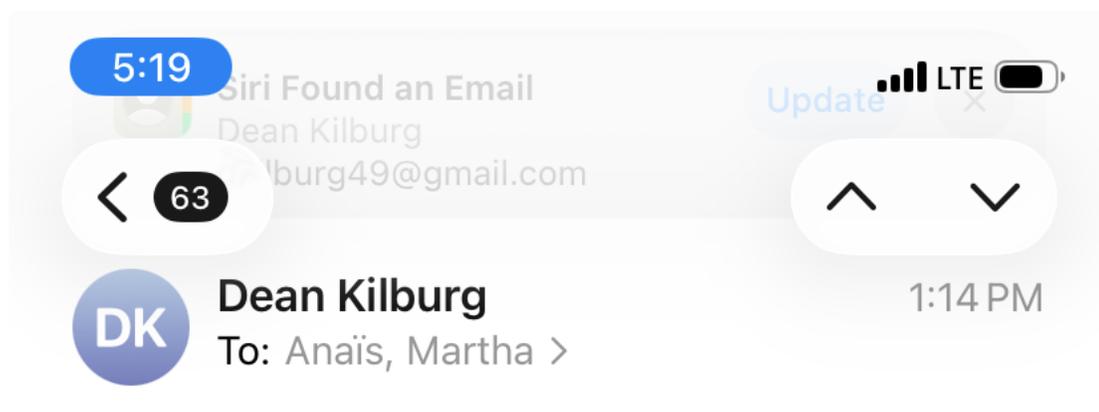
I received word late night that pneumonia of our council members is emailing other council members to meet with Dave Patzelt.

See below for exact wording of email message (and note the personal email account being used).

I kindly ask that we connect tomorrow morning first-thing to address this.

Upon conclusion of our discussion I will reach out to Mr. Patzelt.

KB



Meeting Invitation

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Let me know if interested and possible days that would work next week for you. Thanks.

Df

(6



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Subject: ATTORNEY CLIENT PRIVILEGE - Communications By Council Member on Behalf of Shodeen, Inc.

?
ATTORNEY CLIENT PRIVILEGE

Team,

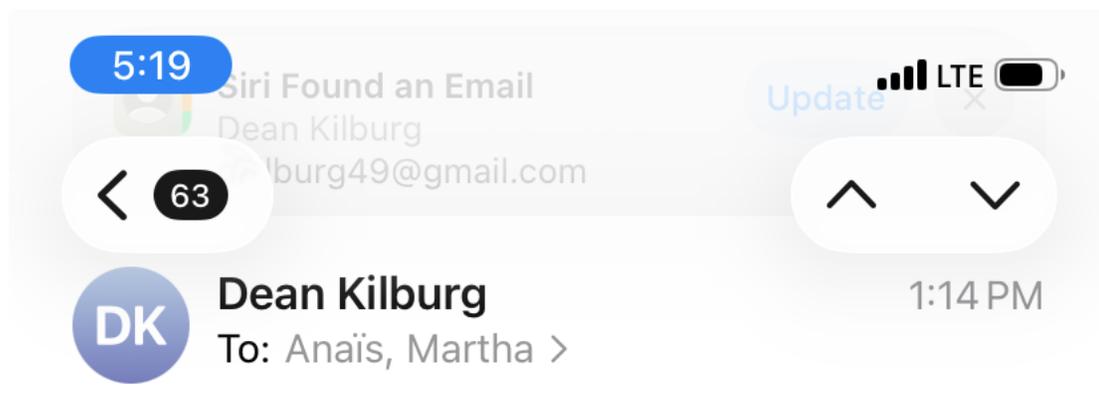
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Df

(6



From: Burns, Kevin

Sent: Friday, December 19, 2025 10:11:40 AM

To: Voigt, Alex; DeGroot, David; Sandack, Ron

Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Alex, David & Ron,

Below is a stream of consciousness amendment/agreement related to the demolition of the structure at 4 E. State Street relevant to the advancement of redevelopment of property along the southeastern shore of Rt. 25 & Rt. 38.

There's a lot to digest so just let me know when you'd like to discuss and dissect. J

KB

DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

-

-

1. Upon careful and responsible disassembling of the structure (avoiding merely bulldozing), materials deemed worthy of preserving for monument design, development and installation shall be relocated from 4. E. State parcel and stored in a location agreed upon and authorized by the City. Costs associated with such work shall be paid for with TIF funds.
2. Remaining material from the disassembled structure will be offered to the GHM as a right-of-first-refusal to be used for purposes including but not limited to, collections, fundraising (selling pieces), etc.
3. Preserve sufficient material from structure to design and develop and educational structure (monument) recognizing the erstwhile Blacksmith Shop and its relationship to the City for public benefit and place said structure (monument) on or in close proximity to the redevelopment of the 4 E. State parcel.

4. Design of said monument to be directed by a panel of citizens appointed by the City and will include at least 2 representatives of the City Council, 1 representative from GHM , 1 representative of the Shodeen Group/Foundation (??? not sold on Shodeen rep), 1 representative from the City’s Historic Preservation Commission and 1 one at-large community representative.

5. All costs associated with the design, development and installation of said monument will be paid for by a grant from the Shodeen Foundation and not to exceed \$_____

or...

All costs associated with the design, development and installation of said monument will be paid for by TIF funds as the monument is a “public benefit”. Costs associated thereto will be deducted from the anticipated TIF request by Mill Race Land Company/Shodeen.

6. Perpetual care of said monument shall be paid for by TIF funds and upon expiration of the TIF said costs shall be transferred to the City (just as the “Rain Man” statute on S. Third Street).

7. Payment of fines assigned to the Mill Race Land Company shall be recouped by the City (effective dates of aggregate fines tbd) by means of subtracting said amount of fines from anticipated TIF request by Mill Race Land Company/Shodeen and approved by the City.

NOTE:

Per our own code we need to add dates and expectations of when disassembling of structure must commence.

Notice that I have not included any redevelopment deadline submittal date...should I/we?

From: Denise Ward
Sent: Monday, January 12, 2026 6:24:01 PM
To: Malecki, William
Subject: Blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Billy,

I should've contacted you weeks ago, but I keep getting interrupted by other things. My opinion on the blacksmith shop is that there are just some things that you can't save. It's unfortunate that it sits where it sits, but it does. I'm very uncomfortable with the fact that Shodeen seems to have been left with this problem to self. I feel like we've been waiting for a century although it's only just almost a decade for something to happen on that property. Nothing is gonna happen until this problem is solved. I really want to see some redevelopment of that property. And I honestly don't think there's anything that could be done with that building. That would be a draw to a large number of people or even a small number of people. I'm on Shodeen's side on this one so whether I'm late to the party or not and no matter which way the vote goes I just wanted to give you my two cents.

Denise Ward
418 Dodson
Sent from my iPhone

From: Dave Patzelt
Sent: Tuesday, December 09, 2025 12:24:14 PM
To: Kilburg, Dean
Subject: Blacksmith Shop

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Good afternoon.

As a follow-up to our conversation yesterday, for your information regarding our demolition permit application for the former blacksmith shop, attached are copies of the letters that have been sent to the city in support of the demolition request. Feel free to share with anyone you would like.

Dave

From: Amanda Jones

Sent: Monday, December 15, 2025 12:16:24 PM

To: Stood, Emily

Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi,

I respect our historic preservationists but not everything in this town can be preserved or salvaged.

I urge you to please allow the demolition of the blacksmith shop. The Mill Race corner has been a dilapidated eyesore for too long. It seems the preservation committee is not really interested in developing this corner and instead wants to block Shodeen out of spite. Lets not forget he is the one who developed the old hospital into a vibrant area that has added to the charm and economic growth of 3rd St. He is also responsible for The Herrington. I don't think anyone would argue that these were unfavorable developments.

It's time to move on and let go. Stop with the vendetta against Shodeen and let's move forward with developing this gateway to our downtown.

Sincerely,

Amanda Jones

Geneva Resident

From: Carl King
Sent: Thursday, December 18, 2025 8:15:31 AM
To: Stood, Emily
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

We live in a historic home in Geneva. While repairs are often more expensive and materials harder to find, we believe this is the beauty of preserving the past.

We are strongly opposed to Shodeen or any other company demolishing the blacksmith shop. It is such an iconic and irreplaceable part of Geneva's legacy that its loss would be tragic.

Best regards,

Carl King

From: Kim March
Sent: Thursday, December 18, 2025 1:27:16 PM
To: Stood, Emily
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Emily,

I'm not sure how you are going to figure out if the majority of Genevans are for the demolition of the blacksmith shop, but you can put me down for NOT demolishing it. Once a historic building is gone you can NEVER get it back. I believe Shodeen is gaslighting the citizens of Geneva by doing nothing to preserve the building and that they are waiting for it to fall over so they can say it's not safe and needs to go. I also believe a person/business MUST pay the fines levied, but apparently Shodeen believes the law doesn't apply to them.

Thank you for trying to preserve the blacksmith shop.

Kim March
120 S. Pine St.
Geneva, IL

From: kimberley march
Sent: Thursday, January 08, 2026 8:49:15 PM
To: Mayer, Amy
Subject: Blacksmith Shop

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Amy,

I just returned from the presentation on the blacksmith shop at the Comfort Inn. There has been a lot of press on the subject of the demolition and I would like to say I am totally against demolition. I hope you looked at the mock up of the shop and read their vision for it. It was quite interesting.

I believe Shodeen is waiting for the building to just fall over so they can say it has to be bulldozed. I still don't understand how they can get away with not securing a tarp or paying the fines after a judge said they must.

Thank you for listening,
Kim March
120 S. Pine St.
Geneva
Sent from my iPad

From: Candace Moline
Sent: Monday, January 12, 2026 4:18:58 PM
To: Bowring, Anais; Malecki, William
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good Afternoon,

I am one of your constituents and a long time resident of Geneva.

First of all, thank you for your public service.

While I understand the property where the blacksmith shop lies is currently unattractive, Shodeen is allowing it to deteriorate and flaunting city ordinances.

This piece of Geneva's history can never be replaced. Shodeen has requested a demolition permit from the city multiple times and the council has voted it down each time. What has changed? What new proposal does Shodeen have? Nothing.

It should not be treated any differently from anyone else when it comes to city ordinances. Shodeen has been playing a waiting game, trying to stir up the public's ire about a situation of its own creation.

Consultants have shown that with funding from a TIF district in a public-private partnership, the structure could be saved and repurposed. If Shodeen isn't willing to come up with a plan to incorporate at least part of the blacksmith shop in a development, they can choose to sell the land. There will be a creative developer out there who can come up with a fresh development that incorporates our history.

One of the things that makes Geneva special is the pride we take in our history. Please don't allow Shodeen to tear down one of oldest standing parts of it.

Please vote against the demolition tonight. Could you please confirm you received this email?

Thank you for your consideration.

Candace Moline

From: Candace Moline
Sent: Monday, January 12, 2026 4:18:58 PM
To: Bowring, Anais; Malecki, William
Subject: Blacksmith Shop

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One of the things that makes Geneva special is the pride we take in our history. Please don't allow Shodeen to tear down one of oldest standing parts of it.

Please vote against the demolition tonight. Could you please confirm you received this email?

Thank you for your consideration.

Candace Moline

From: Thomas Burgan
Sent: Tuesday, December 16, 2025 8:57:34 AM
To: Stood, Emily
Subject: Blacksmith shop debate this evening

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Miss Stood,

Tear it down, don't tear it down, tear it down, don't tear it down. In Mayor Burns we have a Richard J. and Richard M. Daley who has been in office twenty years to long.

My name is Tom Burgan and I am a 35 year resident of Geneva. I enjoyed Mill Race Inn back in the day. I enjoyed Island Park until it became a crappy pass through on the trails, which by the way I frequent nearly daily on foot, bike and rollerblades. This standoff has got to end and unfortunately I guess I am going to side with Shodeen, who I think is shady developer in his own right, used to getting his way. SO my thinking...

1. Tear it down, but make Shodeen celebrate its existence by keeping all of the pieces and doing something for the community out of it in that location somewhere not buried in a corner.
2. I do NOT want to see his crappy condos or whatever else he has planned on that location without paying homage to the residents who are giving him THEIR permission to do so. This means public space for passerby's on the trail to take in and enjoy much like was possible years ago when Mill Race was a vibrant destination on the river trail, especially the gazebo.
3. Finally, Island Park has become a mess with the yearly flooding of the river. We're all so worried about taking out the dam, that we lose sight of the fact that the Army Corp will NOT allow any raising of Island Park to help with the annual flooding and mud making machine. I remember well summer concerts there and other events that brought out the residents. The pavilion building just had the bathrooms rebuilt by I assume The Geneva Park District. Time to finish the job and improve the park itself. I believe Shodeen should be a part of this renovation of the park, with his money and his company's mouth. Face it, he has name recognition and I'd like to see it put to use for THE PEOPLE of Geneva. **That location is a jewel of a gem and we need to polish it, NOT destroy it for personal gain.**

I cannot attend tonight's meeting, but I thank you for your time and effort in heading the discussion this evening.

Tom

Thomas J Burgan
Delta B-737 Captain (Ret)
630/272-3122 (cell 24/7)
boeingdriver@earthlink.net

PastedGraphic-1.tiff

From: chris aiston
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mr. Reinecke,

Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.

As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.

Chris Aiston

714 James St, Geneva, IL 60134

From: Joel Erickson
Sent: Monday, January 05, 2026 9:37:20 AM
To: Bowring, Anais; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

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1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Notwithstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Joel Erickson
Sent: Monday, January 05, 2026 9:37:20 AM
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Cc: Burns, Kevin
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301 Burgess Road
1st Ward

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Sent: Monday, January 05, 2026 9:37:20 AM
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Subject: Blacksmith Shop Demolition Application Appeal

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Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Joel Erickson
Sent: Monday, January 05, 2026 3:53:22 PM
To: Furnish, Larry
Subject: Blacksmith Shop Demolition Application Appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Larry,
It appears there are five solid votes for the council to approve the demolition permit appeal (including your vote), if seven are needed hopefully the motion will carry.

Thanks,
Joel Erickson

> On Jan 5, 2026, at 9:52?AM, Furnish, Larry wrote:

>

> Hi Joe

>

> I agree . This has cost the city too much to continue the fight . I watched the meeting . Historical Preservation did not come up with an economical way of saving the shop. There only argument was that they had public support to save the blacksmith shop. But when asked how much support they did not answer

.

>

> Thanks for the support to demo .

>

> Larry Furnish

>

>> On Jan 5, 2026, at 9:38?AM, Joel Erickson wrote:

>>

>> ?*****

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>> *****

>>

>>

>>

>> 1st Ward Council Members Bowring and Malecki

>>

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>> Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application.

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>>

>> Thank you,

>>

>> Joel Erickson

>> 301 Burgess Road

>> 1st Ward

>
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>
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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: joel erickson
Sent: Thursday, January 15, 2026 10:14:38 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demolition Application Appeal

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5th Ward Councilman Reinecke,
Prior to last weeks city council vote on the above I mistakenly understood I was located in the 1st ward , I wasn't aware the ward maps had changed and I am now in your ward, the 5th ward. Below is my transmittal to who I thought were my council representatives before the vote.
Since you voted to deny the demolition application appeal, I respectfully ask that you reconsider the vote and bring this matter up to again to the council, and vote to approve the appeal.
Despite the rhetoric, the reality is the property owners will not and cannot be forced into this ill considered building rehabilitation. We, the citizens of Geneva will be forced to look at this blighted partially demolished building for the indefinite future unless this vote is overturned. If a poll of citizens was to be taken I believe a majority would support the demolition and subsequent development of this property. As with politics it seems to be a small vocal minority has managed to make their voices heard over the number they actually represent.
Please take the action necessary.

Thank you,

Joel Erickson
301 Burgess Rd.
Geneva, IL 60134

1st Ward Council Members Bowring and Malecki

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301 Burgess Road
1st Ward

The City of Geneva, Illinois Since 1835

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There is no expectation of privacy for any messages sent to or received from the City of Geneva.*

*Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.
Please do not print this email unless it is absolutely necessary.*

From: Sean Gallagher
Sent: Friday, January 09, 2026 1:09:56 PM
To: Bowring, Anais; Malecki, William
Subject: Blacksmith Shop thoughts

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

5) Geneva has become and will likely even more so become a significant player in attracting residential and business interest in the years to come. As far as cities along the Fox River, trying to be objective about this, Geneva's downtown is and will be the most desirable location for both homeowners and businesses along the Fox River. That said, the long term financial upside for this site is enormous. Our City leadership should leverage this with the Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Sean Gallagher
Sent: Friday, January 09, 2026 1:09:56 PM
To: Bowring, Anais; Malecki, William
Subject: Blacksmith Shop thoughts

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mrs. Bowring and Mr. Malecki,

I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as you mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

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4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

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Warmly and grateful for your service!
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Huggins, Jake
Sent: Monday, December 22, 2025 10:11:56 AM
To: Zable, Cam
Subject: Bob approved list

Cam,

Bob reviewed the first section of what I filtered and says the attached list is what need to be sent out.

Can you please help me out and print the address labels for this mailing round.

Also I know nothing about a letter folding machine.

Would it be easier if I came to PW and work through this with you?

All I need to do is date the letter being sent out and we are good to go

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

jhuggins@geneva.il.us

From: Davids, Brian

Sent: Tuesday, January 06, 2026 2:51:05 PM

To: 'bill_warwik@shodeen.com'

Cc: Eduardo Garay; Ryan Illg; 'Tom Murphy GM'; Landers, Nate; Tymoszenko, Cathleen; Ramos, Olivia

Subject: Campbell St. Apron

Good afternoon Bill,

I am writing regarding the failing asphalt condition at the entrance to the alley that accesses the rear of 207 S. 3rd St. from Campbell St. It sounds like there has been years of back and forth on whether the City is responsible for the repair of this asphalt section or if that responsibility belongs to the property owner. I am confirming for you now that, much like a homeowner is responsible for the repair of their driveway apron, this driveway apron is the responsibility of the property owner regardless of being located on City-owned property. I have included a satellite image and a photo from today to confirm the location in question as well as the current condition of the asphalt apron. The City does not repair private driveway aprons.



Thanks,

Brian Davids

City Engineer

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

From: DeGroot, David
Sent: Wednesday, January 07, 2026 1:34:28 PM
To: Fornari, Jeanne; Voigt, Alex
Subject: CC packet for 1/12

Good afternoon,

Please see the attached packet for the meeting next week.

Thanks,

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 16, 2025 4:05:52 PM
To: Voigt, Alex
Cc: Sandack, Ron
Subject: City Council/HPC Meeting Tonight

Good afternoon Mayor & City Council (bcc'd):

Please see the attached memo from Attorney Sandack regarding this evening's HPC Meeting. Attorney Sandack advises that **no elected officials attend** the meeting this evening. Interested parties can view online.

Any question, please do not hesitate to reach out.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Planet Depos Production Department
Sent: Tuesday, December 23, 2025 9:56:11 AM
To: Sandack, Ron; Malkosky, Jessie
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel.

Please find the attached above-referenced transcript files.

Your deposition files have been uploaded to your [Planet Portal](#). **Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years, and video files will be available for 1 year.**

Should you need additional assistance, simply reply to this email with your request or call 888-433-3767.

We look forward to working with you in the future.

Referenced Job Number: 611338

By receiving these files, your firm is responsible for charges and not contingent on client payment. Please note, in the event Planet Depos engages outside Counsel, client is responsible for any and all charges associated with these services and all costs of collection for said services, including reasonable attorney fees.

Thank you,

Adam Zachary | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Planet Depos Production Department
Sent: Friday, December 26, 2025 4:43:17 PM
To: Sandack, Ron; Malkosky, Jessie
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

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Dear Counsel,

Attached please find **CORRECTED** transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Seth Davies | Planet Depos
Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

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From: Viso, Joseph

Sent: Wednesday, December 03, 2025 9:55:56 AM

To: McCready, Benjamin; Voigt, Alex; Milewski, Jennifer; DeGroot, David; Tymoszenko, Cathleen; Babica, Rich; Landers, Nate; Passarelli, Eric; Antenore, Michael; Schelstreet, Joe

Subject: City Phone Directory December Update

Good morning everyone,

Attached is a draft of the phone directory for December. Please let me know if you have any changes to your department(s) by next week December 10th.

Thanks,

Joseph Viso

Administrative Analyst

City of Geneva, Illinois

Administrative Services Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4405](tel:630.232.4405)

jviso@geneva.il.us

From: Dave Patzelt
Sent: Wednesday, December 17, 2025 4:14:11 PM
To: DeGroot, David
Cc: Stood, Emily
Subject: Comment by one of the Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please confirm for me that the comment made by the Commissioner at approximately 45:37 wherein she stated "...they are above the law..." will be included in the court reporters dictation.

From: DeGroot, David
Sent: Friday, January 09, 2026 4:22:54 PM
To: 'Dave Patzelt'
Subject: Concept Plan Application

Good afternoon,

Please see the attached. Have a great weekend, go Bears!

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Babica, Rich
Sent: Thursday, January 08, 2026 8:54:55 AM
To: 'Lee Eysturlid'
Cc: Furnish, Larry; Kilburg, Dean; Lee Eysturlid; Voigt, Alex
Subject: Construction/digging/damage on 108 Oak st

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica
Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Friday, January 02, 2026 12:57 PM
To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <levsturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.
5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a

phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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IMSA
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Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Babica, Rich
Sent: Thursday, January 08, 2026 8:54:55 AM
To: 'Lee Eysturlid'
Cc: Furnish, Larry; Kilburg, Dean; Lee Eysturlid; Voigt, Alex
Subject: Construction/digging/damage on 108 Oak st

Lee,

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There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Friday, January 02, 2026 12:57 PM
To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <levsturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.
5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturliid <leysturl@imsa.edu> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a

phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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- Henry V

From: Babica, Rich
Sent: Thursday, January 08, 2026 8:54:55 AM
To: 'Lee Eysturlid'
Cc: Furnish, Larry; Kilburg, Dean; Lee Eysturlid; Voigt, Alex
Subject: Construction/digging/damage on 108 Oak st

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

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With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Friday, January 02, 2026 12:57 PM
To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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630-254-3327

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Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

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Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

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Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
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O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

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Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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- Henry V

From: Planet Depos Production Department
Sent: Wednesday, December 24, 2025 9:15:05 AM
To: Sandack, Ron; Malkosky, Jessie
Subject: CORRECTIONS: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel.

Attached please find CORRECTED transcript files for the above-referenced matter.

***** Advised corrections have been made *****

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Cate Neuhauser | Planet Depos
Transcript Production Specialist
t 888.433.3767
clientservices@planetdepos.com
planetdepos.com

***Confidentiality Notice:** The information contained in this e-mail transmission and any attachments hereto constitutes confidential and/or privileged information. This information is intended for the sole use of the individual or entity to whom it is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any disclosure, copying, forwarding, distribution, or the taking of any action in reliance on this information, is strictly prohibited. If you have received this e-mail in error, please immediately notify us by telephone 888.433.3767 or by mail at 451 Hungerford Drive Suite 400, Rockville, MD 20850, to arrange for the return of this e-mail and contents.*

From: Johnson, Rod

Sent: Thursday, December 11, 2025 7:34:45 AM

To: Clark, Chad; Schultze, Dustin; Lohse, Matt; Antenore, Michael; Benz, Mike

Subject: Daily Activity Report December 10 2025

From: Johnson, Rod

Sent: Saturday, December 13, 2025 7:39:59 AM

To: Chad Clark (cclark@geneva.il.us); 'Dustin Schultze'; Matt Lohse (mlohse@geneva.il.us); Mike Antenore (mantenore@geneva.il.us); Mike Benz (mbenz@geneva.il.us)

Subject: Daily Activity Report December 12 2025

Dustin,

I readded 109 N. 3rd St. to the DAR. Looks like it was removed from the DAR on October 1st but after going there last night for a call, it has not been addressed. It was originally added to the DAR on 12/14/2022.

They have built storage area for their residents in the basement and the wall is approximately 12 to 14 inches away from the outside wall, where the FACP is located. Very difficult to get back there to use panel in gear. Would be virtually impossible in any smoke conditions.

Rod

From: Johnson, Rod

Sent: Sunday, December 14, 2025 7:25:23 AM

Subject: Daily Activity Report December 13 2025

From: Johnson, Rod

Sent: Sunday, December 14, 2025 7:27:03 AM

To: Clark, Chad; Schultze, Dustin; Lohse, Matt; Antenore, Michael; Benz, Mike

Subject: Daily Activity Report December 13 2025

From: Johnson, Rod

Sent: Monday, December 08, 2025 7:31:28 AM

To: Clark, Chad; Schultze, Dustin; Lohse, Matt; Antenore, Michael; Benz, Mike

Subject: Daily Activity Report December 7 2025

From: Benz, Mike

Sent: Wednesday, December 10, 2025 8:37:50 AM

To: Antenore, Michael; Lohse, Matt; Clark, Chad; Johnson, Rod; Schultze, Dustin

Subject: DAR for 12/09/25

Mike Benz

Fire Battalion Chief

City of Geneva, Illinois

Geneva Fire Department

200 East Side Drive, Geneva, IL 60134

Desk: [630.232.2530](tel:630.232.2530)

mbenz@geneva.il.us

From: Collins, Peter

Sent: Tuesday, December 02, 2025 3:34:31 PM

To: Voigt, Alex; McCready, Benjamin; Milewski, Jennifer

Cc: Radman, Mitch

Subject: Data Center Move / I.T. Planning

All:

For discussion's sake, I just wanted to flesh out some upcoming needs/requirements/wants and make sure they are on the radar for the big picture. Most of this is spit-balling, but it needs to be part of the space needs and financial planning thoughts. Since Finance staff will also be impacted, there may be shared space opportunities to consider. Much of this is contingent upon what the plans are for the Police Station after a future move.

Data Center: Upon completion of a new GPDHQ, it would seem there are a few options:

- Keep Data Center at old police station temporarily and move me over there to free up office space @ City Hall. Potentially, if Pete Adams was at PW full time, this would open three offices on the stage. (The Data Center has to be relocated BEFORE that building is sold or demolished, and since moving the data center is costly, it's something we really only want to do once).
- Move Data Center & IT Offices to:
 - City Hall - If I.T. staff are not initially located at City Hall, the data center should ideally move here. It can be relocated within whatever shape an updated City Hall takes at minimal cost in the future. This not ideal but we can make it work on a temporary basis until more permanent offices are available.
 - Library Building (assuming its future merge with City Hall)
 - Somewhere on PD/PW Campus
 - Some leased-to-own, dead, retail (think brick Shodeen building N/E of current PD on Rt. 38.)

As I await more detailed costing, I think I can make some fairly broad costing estimates that would serve for planning purposes.

- New Core Fiber Switch and programming: 100k
- Relocation of fiber head end to City Hall /Library: 100k
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- Storage Room
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- If I.T. were tasked with managing G.I.S. functions, 3 offices for G.I.S. staff.
- Access to Bathrooms/Meeting Rooms facilities

While we could live anywhere, I think it's important that we get ahead on thinking about where and when the data center is relocated, and where the I.T. Analyst will be relocated to in that future. There may be a possibility to share temporary facilities with Finance, wherever they go.

While much of this may have been considered when we were looking at this from a "City Facilities Referendum", I don't know how much of it carried over into cost estimates for relocating GPDHQ. My guess is that the Police have not considered any changes to absorb I.T. requirements, even on a temporary basis, into their designs (should that be the plan.)

As I've professed in the past, as a branch of Admin Services (and historically being under the direct lead of Administration), I.T. would hope to continue to exist in that scenario, and so our preference would be to keep the "data" under that guidance and control on a daily basis, and it's probably cheaper to keep us as "Near West Siders" from the get go.

I'm certainly happy to sit down and discuss all, but I wanted to make sure this wasn't missed as we move ahead.

Regards,

PETER I. COLLINS

Information Technologies Manager

City of Geneva, Illinois

Administrative Services Department, I.T. Division
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4401](tel:630.232.4401)

Mobile: [630.742.7829](tel:630.742.7829)

pcollins@geneva.il.us

From: Stood, Emily
Sent: Wednesday, December 10, 2025 9:31:08 AM
To: 'Dave Patzelt'
Subject: December HPC Meeting

Good morning Dave,

The packet for the December meeting has been posted and is available at the link below. Your application packet has also been posted to the Development Projects page of the City's website.

[Agenda Center](#) • [Geneva, IL](#) • [CivicEngage](#)

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 09, 2025 9:20:01 AM
To: DeGroot, David
Cc: Malkosky, Jessie
Subject: December Packet

Full packet for review attached.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Elizabeth Safanda
Sent: Sunday, January 11, 2026 12:08:24 PM
To: Burns, Kevin
Subject: Demolition request

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

We strongly urge city council members to confirm the Dec 16 decision of Geneva's Historic Preservation Comm, denying the Shodeen corporation's proposal to demolish the original blacksmith shop.

In their third application to get approval for demolition, the Corp has not presented any new factors that would override earlier decisions,

In 2014, the Chicago Tribune quoted Shodeen's intention to respect and retain the historic features of this site. Instead, he has defied the will of the community and the courts ---- and the end result may well be **demolition by neglect**.

If the demolition proposal is rejected, then the community can pursue creative options for future development of the site.

With gratitude for all the time and energy you devote to community issues,

Liz and Carl Safanda
630-853-1765

P.S. I am sure you are aware of the letter writing campaign orchestrated by Patrice Berteau and her minions, arguing for demolition.

From: Elizabeth Safanda
Sent: Saturday, January 10, 2026 11:58:29 AM
To: Kilburg, Dean
Subject: Demolition request

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With gratitude for all the time and energy you devote to community issues:

Carl and Liz Safanda
630-853-1765

From: Elizabeth Safanda
Sent: Saturday, January 10, 2026 4:06:34 PM
To: Furnish, Larry
Subject: Demolition request

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Liz Safanda
630- 853-1765

From: Elizabeth Safanda
Sent: Saturday, January 10, 2026 4:08:45 PM
To: Marks, Richard
Subject: Demolition request

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With gratitude for all the time and energy you devote to community issues:

Liz Safanda
630- 853-1765

From: Elizabeth Safanda
Sent: Sunday, January 11, 2026 11:48:42 AM
To: Bowring, Anaïs
Subject: Demolition request

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

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With gratitude for all the time and energy you devote to community issues,

Liz Safanda
630- 853-1765

From: Elizabeth Safanda
Sent: Sunday, January 11, 2026 12:18:37 PM
To: Kosirog, Brad
Subject: Demolition request

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With gratitude for all the time and energy you devote to community issues:

Liz Safanda
630- 853-1765

From: Stood, Emily
Sent: Wednesday, January 07, 2026 12:32:57 PM
To: Buesing, Matthew
Subject: Developments Page Update

Hi,

Attached are the documents to upload to the developments page when you get a chance. I think they should all work under a subheading like "December 16th Historic Preservation Commission Meeting Materials."

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

Sent: Tuesday, January 13, 2026 5:57:09 PM
To: Burns, Kevin
Subject: DRAFT

December 16, 2025

HPC denies Shodeen Demo Permit

December 17, 2025

Shodeen Files Appeal to Council on HPC Decision

-

January 3-5, 2026

Alder Kilburg sends the following email message to Council members (2x2) via his personal email account:

*From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 3, 2026 at 2:14:20?PM CST
To: _____
Subject: Meeting Invitation*

?Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

*Dean
(630) 208-1682*

Sent from my iPhone

-

January 5, 2026

City Attorney Ron Sandack sends letter to City Council warning of conflicts real or perceived related to invitations to meet with Shodeen as follows:

I am informed of several written communications by and between Council Members relating to the above referenced matter which is before the Council on January 12, 2026.

I am further advised there may have been verbal communications as well and that one or more face-to-face meetings may be contemplated with a representative of the Petitioner in attendance. All of the above are potentially problematic and is the reason for this Memorandum.

Given the sensitive nature of the item coming before the Council on the 12th, I believe it is important that I remind the Council that on the 12th, the Council will be sitting in a quasi-appellate court capacity, and not in its typical legislative capacity. More specifically, the Council's only role is to determine whether to sustain or overrule a decision from the HPC.

In that capacity, it is instructive to again reiterate that the Council and Mayor understand that the entirety of the evidentiary record has already been adduced and no further evidence may now be introduced or re-visited, including any individual fact-finding, presentations or interviewing of witnesses by Council members. That is, all Council deliberations should be focused singularly on the record and not on anything outside of that record. Doing otherwise may jeopardize the deliberative process and result. In sum, no impermissible outside processes/information or the like should be entertained.

Thus, I strongly suggest that all Council members refrain from any other actions or activities and constrain themselves only to the written record and the transcript of proceedings before the HPC, because that - only that - comprises the official record for Council's review, deliberations and decision-making process. I am happy to speak with any Council member about its limited but important purview should they desire.

###

January 8, 2026

City Councilmember Mark Reinecke attends "open house" at Geneva based Comfort Inn & Suites hosted by preservationists who developed a replica model of the old Alexander Brothers Blacksmith Shop (the structure at 4 E. State Street and subject to appeal by Shodeen of the HPC's denial of a demolition permit 12.16.25 and to be heard by Council on 1.12.26). The "open house" was covered by the Chicago Tribune and references Councilmember Reinecke's presence and public comments accordingly in an article entitled: *Some Geneva still pushing to save structure at old Mill Race Inn site, with demolition vote looming*

Reinecke, who represents the 5th Ward, suggested at the meeting that residents who are opposed to the structure being torn down should "keep (their) eye on" the fact that they do not want the structure torn down, and that whatever comes next can be negotiated in the future. On Monday, the council is to decide whether to grant or deny the demolition request "upon consideration of the written record of the commission's decision and the applicant's appeal," per the city (Molly Morrow, Chicago Tribune/Aurora Beacon News 1.9.26)

From: DeGroot, David
Sent: Tuesday, January 06, 2026 4:14:24 PM
To: Voigt, Alex; Sandack, Ron
Subject: DRAFT - Executive Summary and Resolution for Jan 12th CC meeting

Good afternoon,

Please see the attached draft materials for your review.

Emily is working to finalized the meeting minutes, we will then upload the staff report, minutes and transcripts to the project webpage.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Collins, Peter
Sent: Tuesday, December 02, 2025 10:53:38 AM
To: McCreedy, Benjamin
Subject: DRAFT: Data Center Move / I.T. Planning

All:

For discussion's sake, I just wanted to flesh out some upcoming needs/requirements/wants and make sure they are on the radar for the big picture. Most of this is spit-balling, but it needs to be in your planning thoughts.

Data Center: Upon completion of a new GPDHQ, it would seem there are a few options:

- Close Police functions of building, close off the Admin sections (everything under the flat roof), and leave Finance & Data Center (and move all of I.T.) in the existing arched roof section of the building. Flat roof section could be demo'd and removed.
- Close all functions of PD/Finance building. Demo. Move Data Center & IT to:
 - City Hall
 - Library Building
 - Somewhere on PD/PW Campus
 - Some leased-to-own dead retail (think brick Shodeen building N/E of current PD on Rt. 38).

As I await more detailed costing, I think I can make some fairly broad costing estimates that would serve for planning purposes.

- New Core Fiber Switch and programming: 100k
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Regards,

PETER I. COLLINS
Information Technologies Manager

City of Geneva, Illinois
Administrative Services Department, I.T. Division
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4401](tel:63023200004401)
Mobile: [630.742.7829](tel:6307427829)
pcollins@geneva.il.us

From: Collins, Peter

Sent: Tuesday, December 02, 2025 10:53:48 AM

To: McCreedy, Benjamin

Subject: DRAFT: Data Center Move / I.T. Planning

All:

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22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4401](tel:630.232.0000.4401)
Mobile: [630.742.7829](tel:630.742.7829)
pcollins@geneva.il.us

From: Huggins, Jake
Sent: Monday, December 22, 2025 7:47:44 AM
To: Zable, Cam
Subject: edited list of Lead copper and unknown

See attached for the list mike had edited

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

jhuggins@geneva.il.us

From: Dave Patzelt

Sent: Monday, December 01, 2025 4:09:50 PM

To: Stood, Emily

Subject: Email from John Martin 120125.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please add this email to the demolition application file.

From: Sam @ Tri-Cities Central
Sent: Monday, December 29, 2025 5:12:17 AM
To: Johnson, Lauri
Subject: Extra Extra! ? Top stories of 2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

December 29, 2025 | [Read Online](#)



Welcome to Tri-Cities Central, a twice-weekly newsletter highlighting local happenings in Batavia, Geneva, St. Charles and surrounding communities.

Get yours: [subscribe here](#). **Refer a friend:** [share this link](#).

Interested in advertising? [Let's talk](#).

Good morning!

Hope you had a wonderful holiday week with family and friends.

Speaking of, we met up with friends for a holiday dinner at [Fortunato](#), a North Aurora seafood and Italian spot that opened in 2024 — our first visit. They bill themselves as “upscale and edgy yet comfortable,” which honestly felt pretty spot-on. I’d recommend giving it a try if you haven’t been.

Holiday housekeeping reminder: There will be no newsletter sent on Thursday (New Year’s Day). The normal schedule will resume on Monday, January 5.

?? Need to contact me with questions, tips or suggestions? [Get in touch here](#).

? Big stories and popular pieces from 2025

Dunham Castle in Wayne. ?? Credit: Wikimedia Commons

As the year wraps up, let’s look back at what resonated most with Tri-Cities Central readers.

From breaking local news to stories and anecdotes that sparked conversation, these were some of the most popular stories of 2025. Topics included new restaurants, major developments, deep dives into local history, and community favorites — prompting plenty of clicks and shares.

Here are 12 of those pieces — a snapshot of what resonated most in our community last year.

[Read more](#)

?? Hundred Oaks Farm: Friendly, local, and now taking reservations for spring

If “local” matters to you, [Hundred Oaks Farm](#) is a small, family-run farm on the east side of Geneva, raising livestock on rotating pasture under old oak trees.

Their approach is simple:

- A small number of animals, raised outdoors in a calm environment
- Better, richer flavor thanks to natural foraging
- Local, sustainably sourced food you can feel good serving

Spring reservations are now open for pork and lamb boxes, whole chickens, and eggs — all raised right here in Geneva, with first pickups expected in April. [Follow along on Instagram](#) for farm updates as spring approaches.

Reserve for spring

?? Last week’s most popular links

?? **New 3rd Street spot:** In his latest video, local realtor Chris Wallace [takes us through Bread & Vine](#), the new Geneva bistro now open in the former Graham’s 318 Coffeehouse space.

?? **Airport tragedy:** A small twin-engine plane [crashed shortly after takeoff](#) from DuPage Airport in West Chicago just east of Geneva, killing both people onboard and prompting an investigation.

?? News to use

The ?? symbol indicates a potential paywall.

?? **Murder investigation:** Batavia police [charged a 37-year-old Batavia man](#) with murder after finding a woman with life-threatening injuries in a Church Street apartment last week (she died at the scene). The man had called dispatchers saying he had killed his wife.

?? **New laws to know:** An [expansive list of new Illinois laws](#) taking effect on January 1 will bring changes to public safety, housing, schools, health care, and policing — many of which will likely impact residents across the Tri-Cities.

?? **Storefront crash:** A Jeep [crashed into Rosati’s Pizza](#) in Batavia on Christmas Eve, damaging the restaurant and sending two employees and the driver to the hospital. Police said the driver may have been experiencing a medical issue when he crashed.

?? **Riverfront makeover:** St. Charles officials continue to explore redevelopment options for the former police station site along the Fox River downtown, [hiring a public engagement firm](#) to

gather community input on possible projects.

?? **Emergency alerts:** Kane County launched a new public safety alert system that lets residents sign up for free, real-time emergency notifications by text, phone, email, or app. [Get more info and sign up.](#)

?? **Vanity vanquished:** In what's become a humorous annual tradition, Illinois rejected more than 550 vanity license plate requests (out of 56K total) in 2025 for being offensive, confusing, or hard to read. [See which ones topped the list.](#)

?? **Debate continues:** Geneva City Council is set for a special meeting on January 12 to hear the case from developer Shodeen Group after they filed an appeal to overturn the denial of a demolition request for the 4 E. State St. blacksmith shop in Geneva.

??? In the community

?? **Immigrant rally:** Local activist organizations have planned [community rally in downtown St. Charles](#) on January 3 aimed at celebrating immigrants and their contributions to the area.

?? **Local holiday magic:** A new children's book by St. Charles author Suzanna Palmer brings Geneva's [Christmas Walk tradition to life](#) by telling the story behind Bob's Candy Cane Parade, which was created by the owner of Graham's Chocolates.

?? **Artistic explosion:** The Geneva Chamber is organizing an "Art Explosion" event for May 2 where downtown shops and restaurants will feature pop-up galleries, live demos, and a wide range of local art. [Local artists can apply here](#) to get involved.

?? **Keeper of history:** Ken Shepro has begun work as Kane County's new, unpaid historian, focusing on preserving local history and preparing for the nation's 250th anniversary. [Learn how he got here](#) and what's to come.

?? **Winner winner:** According to the Illinois Lottery, one of the \$50K winning tickets from the recent \$1.87 billion Powerball jackpot drawing was sold at a [7-Eleven location in St. Charles](#).

?? **Elementary school refresh:** Batavia School officials approved a [summer 2026 renovation plan](#) at Louise White School that adds security upgrades, new classrooms, and significant infrastructure improvements.

?? Live music

Another week, another unusual holiday schedule. This rundown once again features the full week (Monday through Sunday) since we don't be sending a newsletter on Thursday (New Year's Day).

Plenty of fun performances to choose from through the weekend — enjoy!

[See the full schedule](#)

SPONSORED CONTENT

? Award-winning brunch at an unbeatable price — and a Holiday Look Book for you to explore

Sunday brunch is a time-honored tradition — and you won't find a better value in the Tri-Cities than at [The Little Traveler's Atrium Café](#). In fact, it was named Best Brunch in West Suburban Living's 2024 Best of the West.

For just \$12.95, enjoy a full spread of fresh, house-made favorites, from fluffy omelets with crispy bacon to Swedish pancakes and Crab Cakes Benedict. Trust me, there's a reason so many local folks have been coming back for decades.

?? **Holiday Almanack is out!** Check out The Little Traveler's 2025 [Holiday Almanack & Look Book](#) for upcoming events and festive new products.

[See the Sunday brunch menu](#)

?? Local biz

The ?? symbol indicates sponsored content.

?? **Recall alert:** A Geneva-based sweets company [recalled two types of holiday bark](#) sold at Aldi stores nationwide after a packaging mix-up led to undeclared allergens that could pose serious health risks.

?? **Career booster for veterans:** Fermilab in Batavia will receive \$8 million from the U.S. Department of Energy to [expand its VALOR program](#), which trains and places military veterans into technical careers at the lab.

?? **Upgrade your Bears gear:** The Chicago Bears made the playoffs — make sure you prepare accordingly! Urban Artisan in Geneva has the hoodies, shirts, coasters, decor, and other items you need to support your hometown team in style. [View their sports selection.](#)

??? Un-classifieds

The ?? symbol indicates sponsored content.

?? **Local home sales:** See [recent property sales](#) for Kane County — including this [nearly \\$1M estate](#) with private lake access on Old Homestead Road in St. Charles.

?? **Need a trustworthy local realtor?** Get in touch with Tri-Cities expert **Chris Wallace** at chriswallace@atproperties.com or chriswallacere.com.

?? **Local obits:** [Recent obituaries](#) posted by Tri-Cities funeral homes.

?? **Police reports:** View [police reports and arrest logs](#) for Batavia, Geneva, St. Charles and Campton Hills.

Share Tri-Cities Central

Spread the word, then get the prize shown below! Copy the link below to share with friends and family and get rewarded.

You currently have **0** referrals, only **2** away from receiving your **Tri-Cities Restaurant Guide**.

Click to Share

Or copy and paste this link to others: <https://www.tricitycentral.com/subscribe?ref=k7mvPGebIs>

?? Events & things to do

The ??? symbol indicates an admission fee.

This section is sponsored by [Up North Wine Tasting Room](#) — an inviting, mother-daughter-owned Northern Michigan wine and cocktail bar located at 9 N. 2nd St. in downtown Geneva. They're open for special hours on Tuesday (12/30) from 1-8PM and on New Year's Eve featuring [live music from 5-8PM](#) with Shea Marie!

?? **Last-minute NYE plans:** Here's a comprehensive list of [New Year's Eve events](#) happening across the Tri-Cities area — with several new additions over the past week.

?? [Santa's Rock N Lights](#) | Mon 12/29 – Wed 12/31 | Kane County Cougars Stadium, Geneva | Last chance to catch the massive drive-thru holiday lights display.

?? [New Year Pajama Party](#) | Thu 1/1, 10AM-All Day | Flagship on the Fox, STC | Don your favorite PJ's and watch the college football playoffs.

?? [Winter Sale at The Rustic Fox](#) | Thu 1/1 – Sat 1/18, 10AM | The Rustic Fox, North Aurora | Shop 100+ vendor booths with major discounts and Fox Funds deals.

?? [Texas Hold 'Em Tournament](#) | Fri 1/2, 6:45PM | Evergreen Pub, STC | A free poker tournament every Friday night for a shot at exciting winnings.

?? [Pickleball Kingdom Sneak Peek](#) | Sat 1/3, 10AM-5PM | Pickleball Kingdom, North Aurora | Get an early look inside the major new pickleball facility and upcoming plans.

What'd you think of this issue?

?? Loved it, keep up the good work

?? Mediocre, could take it or leave it

?? 3 minutes I'll never get back

[Vote here](#)

?? Thanks for reading

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Batavia, IL 60510, United States of America

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From: Fornari, Jeanne

Sent: Friday, January 16, 2026 3:22:15 PM

To: Bowring, Anaïs; Burns, Kevin; Furnish, Larry; Kilburg, Dean; Kosirog, Brad; Malecki, William; Marks, Richard; Mayer, Amy; Palmquist, Jeff; Paschke, Martha; Reinecke, Mark

Cc: Sandack, Ron; Collins, Peter; Voigt, Alex

Subject: FOIA - request to search your personal email accounts

See below a FOIA request received earlier today. Per our attorney's request, please search **your NON-CITY email accounts** according to the request below. (city staff will take care of searching your official city emails).

Forward any responsive emails from your personal accounts to **Pete Collins (copied here)** no later than **Tues., Jan. 20th**. **If you do not have any responsive documents, please also reply indicating so.**

Do not send the information to me as I will be out of the office until Tues. Jan. 27 and will not be checking my messages.

1/16/2026

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"

"Dave Patzelt"

"HPC"

"evidentiary record"

Molly Morrow, Aurora Beacon News

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4109](tel:630.232.0000.4109)

jfornari@geneva.il.us

From: Morrow, Molly
Sent: Friday, January 16, 2026 12:04:48 PM
To: foia
Subject: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

From: Reith, Christine
Sent: Wednesday, December 03, 2025 10:50:52 AM
To: 'buildingpermits@shovels.ai'
Cc: Fornari, Jeanne
Subject: FOIA Response - permits

Hi Tori,

Please find response attached.

Best,

Christine Reith

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4304](tel:4304)

creith@geneva.il.us

[Permits Link](#)

From: Schultze, Dustin
Sent: Monday, December 15, 2025 8:05:42 AM
To: Benz, Mike
Subject: FW: 12/14/25 DAR

Hey Mike,

1101 e state and train depot can be taken off...

Dustin Schultze

Fire Marshal

City of Geneva, Illinois

Geneva Fire Department
200 East Side Drive, Geneva, IL 60134

Desk: [630.232.0000.2004](tel:630.232.0000.2004)

dschultze@geneva.il.us

From: Clark, Chad <cclark@geneva.il.us>

Sent: Monday, December 15, 2025 7:33 AM

To: Antenore, Michael <mantenore@geneva.il.us>; Benz, Mike <mbenz@geneva.il.us>; Clark, Chad <cclark@geneva.il.us>; Johnson, Rod <rjohnson@geneva.il.us>; Lohse, Matt <mlohse@geneva.il.us>; Schultze, Dustin <dschultze@geneva.il.us>

Subject: 12/14/25 DAR

Chad Clark

Fire Battalion Chief

City of Geneva, Illinois

Geneva Fire Department
200 East Side Drive, Geneva, IL 60134

Desk: [630.232.2530](tel:630.232.2530)

cclark@geneva.il.us

From: DeGroot, David
Sent: Friday, January 16, 2026 4:12:39 PM
To: Ron Sandack; Burns, Kevin; Voigt, Alex; Tymoszenko, Cathleen
Subject: FW: 2026-01-15 Mill Race Inn - Shed.pdf

FYI...

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: VanGyseghem, Bob
Sent: Tuesday, December 16, 2025 8:46:14 AM
To: Anderson, Mike; Huggins, Jake
Subject: FW: Addresses lead letter

This is what Cam sent this morning. Jake was copied.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:21 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Hey Bob,

Attached is a spreadsheet that contains all of the water services. I used the filter in excel to show water services that only contain lead, galvanized or suspected or unknown on either the customer or city side. I also have only filtered it to show ones that had letters sent out before 2025.

Feel free to adjust any filters if you need to but this is just a snapshot of our GIS water service data.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Sunday, December 14, 2025 11:30 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam or Ian,

The list you sent did not give me galvanized services that have been sent letters. It might be because there is no date in the field for many of these addresses. Please take a look.

I also need a list of addresses that we have no customer or city side material in the data base for the address.

Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Thursday, December 11, 2025 9:47 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Here you go. Below is the filter that was run on the data before export. Let me know if you need anything adjusted.

Query 1

SQL Editor

Where City Material is equal to Pb - Lead

Or City Material is equal to GAL - Galvanized

Or Customer Material is equal to Pb - Lead

Or Customer Material is equal to GAL - Galvanized

And Customer Notified Date is on or before 12/31/2024 12:00:00 AM

+ Add Clause

Apply Cancel

Cam Zable

GIS Coordinator

-----Original Message-----

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Thursday, December 11, 2025 8:47 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: Addresses lead letter

From the data base that I update the material list map there is a section on when letters have been sent to people with lead or galvanized services. Needs to be sent annually.

Now, ones that I have sent out with a date of 2025 don't need to be sent a letter.

Can you send me a list that has address with a date before 2025 for both lead and galvanized services.

Sent from my iPhone

From: Huggins, Jake
Sent: Tuesday, December 16, 2025 8:51:57 AM
To: Anderson, Mike
Subject: FW: Addresses lead letter

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

jhuggins@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:50 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Hey Bob,

I added a field (Column AH in the attached spreadsheet) that has customer-city as one field for easier filtering. I also sorted the spread sheet based on notified date. I have a filter set to show the relevant materials you outlined in the original email.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:31 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam,

I don't understand why more galvanized are not showing up? 627 Campbell St. is just an example. We have over 100 galvanized.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Tuesday, December 16, 2025 8:21 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Hey Bob,

Attached is a spreadsheet that contains all of the water services. I used the filter in excel to show water services that only contain lead, galvanized or suspected or unknown on either the customer or city side. I also have only filtered it to show ones that had letters sent out before 2025.

Feel free to adjust any filters if you need to but this is just a snapshot of our GIS water service data.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Sunday, December 14, 2025 11:30 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Cam or Ian,

The list you sent did not give me galvanized services that have been sent letters. It might be because there is no date in the field for many of these addresses. Please take a look.

I also need a list of addresses that we have no customer or city side material in the data base for the address.

Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Thursday, December 11, 2025 9:47 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Here you go. Below is the filter that was run on the data before export. Let me know if you need anything adjusted.

Query 1

SQL Editor

Where City Material is equal to 'Pb - Lead' X

Or City Material is equal to 'GAL - Galvanized' X

Or Customer Material is equal to 'Pb - Lead' X

Or Customer Material is equal to 'GAL - Galvanized' X

And Customer Notified Date is on or before 12/31/2024 12:00:00 AM X

+ Add Clause

Apply Cancel

Cam Zable

GIS Coordinator

-----Original Message-----

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Thursday, December 11, 2025 8:47 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: Addresses lead letter

From the data base that I update the material list map there is a section on when letters have been sent to people with lead or galvanized services. Needs to be sent annually.

Now, ones that I have sent out with a date of 2025 don't need to be sent a letter.

Can you send me a list that has address with a date before 2025 for both lead and galvanized services.

Sent from my iPhone

From: DeGroot, David
Sent: Monday, December 29, 2025 10:42:34 AM
To: Tymoszenko, Cathleen
Subject: FW: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

FYI..... happy to chat if needed before our 1 pm

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: DeGroot, David
Sent: Monday, December 22, 2025 12:13 PM
To: Burns, Kevin <kburns@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Good afternoon,

Please see my comments in the attachment. I reserved an hour for us next Monday before our meeting with Dave. Let me know if you think we need more time.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>
Sent: Sunday, December 21, 2025 1:04 PM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

See attached...

KB

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Saturday, December 20, 2025 10:36 AM
To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

I think this looks great, my thoughts are in bold below.

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>
Sent: Friday, December 19, 2025 10:12 AM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET
Importance: High

Alex, David & Ron,

Below is a stream of consciousness amendment/agreement related to the demolition of the structure at 4 E. State Street relevant to the advancement of redevelopment of property along the southeastern shore of Rt. 25 & Rt. 38.

There's a lot to digest so just let me know when you'd like to discuss and dissect. J

KB

DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

-

-

1. Upon careful and responsible disassembling of the structure (avoiding merely bulldozing), materials deemed worthy of preserving for monument design, development and installation shall be relocated from 4. E. State parcel and stored in a location agreed upon and authorized by the City. ~~Costs associated with such work shall be paid for with THF funds.~~ ***I don't think we should commit to this.***
2. Remaining material from the disassembled structure will be offered to the GHM as a right-of-first-refusal to be used for purposes including but not limited to, collections, fundraising (selling pieces), etc.
3. Preserve sufficient material from structure to design and develop an educational structure (monument) recognizing the erstwhile Blacksmith Shop and its relationship to the City for public benefit and place said structure (monument) on or in close proximity to the redevelopment of the 4 E. State parcel. ***Does it have to be a separate monument? Or can it be incorporated into the structure and signed as such, or something along those lines?***
4. Design of said monument to be directed by a panel of citizens appointed by the City and will include at least 2 representatives of the City Council, 1 representative from GHM, 1 representative of the Shodeen Group/Foundation (??? not sold on Shodeen rep), 1 representative from the City's Historic Preservation Commission and 1 one at-large community representative. ***I would like to discuss this more, this part makes me nervous. We need a process that will help "rebuild" the relationship between the community and Shodeen – this could inhibit this. I like the spirit of it, but given the poor relationship would need to be very carefully managed.***

5. All costs associated with the design, development and installation of said monument will be paid for by a grant from the Shodeen Foundation and not to exceed \$_____

or...

All costs associated with the design, development and installation of said monument will be paid for by TIF funds as the monument is a “public benefit”. Costs associated thereto will be deducted from the anticipated TIF request by Mill Race Land Company/Shodeen. ***I think the approval and or proposal to use public funds with the fines out in the wind would be a bad idea.***

6. Perpetual care of said monument shall be paid for by TIF funds and upon expiration of the TIF said costs shall be transferred to the City (just as the “Rain Man” statute on S. Third Street). ***Same comment as above.***
7. Payment of fines assigned to the Mill Race Land Company shall be recouped by the City (effective dates of aggregate fines tbd) by means of subtracting said amount of fines from anticipated TIF request by Mill Race Land Company/Shodeen and approved by the City. **This needs to be front and center and carefully articulated. Top of the fold as they say.**

NOTE:

Per our own code we need to add dates and expectations of when disassembling of structure must commence.

Notice that I have not included any redevelopment deadline submittal date...should I/we?

From: Ron Sandack
Sent: Monday, January 19, 2026 1:01:19 PM
To: Burns, Kevin; Voigt, Alex
Cc: Radovich, Chuck; Scott Fintzen
Subject: Fw: cautionary letter? ATTY-CLIENT COMM. // PRIVILEGED & CONFIDENTIAL

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mayor & City Administrator:

Please see the message I just received below.

This appears to be a very serious breach of protocol; I am very unhappy, to say the least.

Ron

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Brenda Schory <bschory@shawmedia.com>
Sent: Monday, January 19, 2026 12:45 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Subject: cautionary letter?

Hi Ron,

Someone provided me with this, stating it was a letter from you on Jan. 5 to the Geneva City Council members regarding the Jan. 12 expected action on the Shodeen demolition proposed for the old blacksmith shop.

Can you confirm that you sent this letter on Jan. 5?

I am informed of several written communications by and between Council Members relating to the above referenced matter which is before the Council on January 12, 2026.

I am further advised there may have been verbal communications as well and that one or more face-to-face meetings may be contemplated with a representative of the Petitioner in attendance.

All of the above are potentially problematic and is the reason for this Memorandum.

Given the sensitive nature of the item coming before the Council on the 12th, I believe it is important that I remind the Council that on the 12th, the Council will be sitting in a quasi-appellate court capacity, and not in its typical legislative capacity.

More specifically, the Council's only role is to determine whether to sustain or overrule a decision from the HPC.

In that capacity, it is instructive to again reiterate that the Council and Mayor understand that the entirety of the evidentiary record has already been adduced and no further evidence may now be introduced or re-visited, including any individual fact-finding, presentations or interviewing of witnesses by Council members.

That is, all Council deliberations should be focused singularly on the record and not on anything outside of that record.

Doing otherwise may jeopardize the deliberative process and result.

In sum, no impermissible outside processes/information or the like should be entertained.

Thus, I strongly suggest that all Council members refrain from any other actions or activities and constrain themselves only to the written record and the transcript of proceedings before the HPC, because that - only that - comprises the official record for Council's review, deliberations and decision-making process.

I am happy to speak with any Council member about its limited but important purview should they desire.

I also received information that on Jan. 3, Dean Kilburg invited council members - no more than three at a time - to meet privately with Dave Patzelt.

"I was asked and just trying to facilitate communication to find a path forward. ... This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece," according to the information I received.

Was your memorandum in response to Dean's effort to meet privately with Patzelt?

Thank you.

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



From: Malkosky, Jessie
Sent: Tuesday, December 23, 2025 10:21:39 AM
To: Stood, Emily; DeGroot, David
Cc: Sandack, Ron
Subject: FW: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>
Sent: Tuesday, December 23, 2025 9:56 AM
To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Counsel.

Please find the attached above-referenced transcript files.

Your deposition files have been uploaded to your [Planet Portal](#). **Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years, and video files will be available for 1 year.**

Should you need additional assistance, simply reply to this email with your request or call 888-433-3767.

We look forward to working with you in the future.

Referenced Job Number: 611338

By receiving these files, your firm is responsible for charges and not contingent on client payment. Please note, in the event Planet Depos engages outside Counsel, client is responsible for any and all charges associated with these services and all costs of collection for said services, including reasonable attorney fees.

Thank you,

Adam Zachary | Planet Depos

Production Specialist

t 888.433.3767

clientservices@planetdepos.com

planetdepos.com



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From: DeGroot, David
Sent: Thursday, December 18, 2025 8:15:46 AM
To: 'Ron Sandack'
Cc: Burns, Kevin; Voigt, Alex
Subject: FW: Comment by one of the Commissioners

FYI....

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please confirm for me that the comment made by the Commissioner at approximately 45:37 wherein she stated "...they are above the law..." will be included in the court reporters dictation.

From: Babica, Rich
Sent: Friday, January 02, 2026 2:31:24 PM
To: Burns, Kevin; Voigt, Alex
Subject: FW: Construction/digging/damage on 108 Oak st

Received this afternoon

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Friday, January 02, 2026 12:57 PM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Sincerely,

Lee W. Eysturlid

630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <leysturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

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Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

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Do call or come by tomorrow if you can manage it.

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On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

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Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

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Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

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From: Babica, Rich
Sent: Thursday, January 08, 2026 8:56:02 AM
To: Landers, Nate; Davids, Brian; Byrne, Brian; DeGroot, David
Subject: FW: Construction/digging/damage on 108 Oak st

FYI only, if you have any questions please contact me

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

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Sent: Thursday, January 08, 2026 8:55 AM
To: 'Lee Eysturlid' <leysturl@imsa.edu>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

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1800 South Street, Geneva, IL 60134

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In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturid

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Lee W. Eysturid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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- Henry V

From: Babica, Rich
Sent: Thursday, January 08, 2026 8:56:02 AM
To: Landers, Nate; Davids, Brian; Byrne, Brian; DeGroot, David
Subject: FW: Construction/digging/damage on 108 Oak st

FYI only, if you have any questions please contact me

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Babica, Rich
Sent: Thursday, January 08, 2026 8:55 AM
To: 'Lee Eysturlid' <leysturl@imsa.edu>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <leysturlid@imsa.edu>

Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <leysturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
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In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

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Dean

Sent from my iPhone

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Do call or come by tomorrow if you can manage it.

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[E. State Street Reconstruction Updates](#)

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While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

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Sincerely,

Lee Eysturid

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Lee W. Eysturid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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From: Babica, Rich
Sent: Thursday, January 08, 2026 8:56:14 AM
Subject: FW: Construction/digging/damage on 108 Oak st

FYI

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000),

rbabica@geneva.il.us

From: Babica, Rich
Sent: Thursday, January 08, 2026 8:55 AM
To: 'Lee Eysturlid' <leysturl@imsa.edu>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

Lee,

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Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

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Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

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The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

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While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Rich and/or Nate:

From: Babica, Rich
Sent: Thursday, January 08, 2026 10:39:41 AM
To: Holton, Aaron; Hilkemann, Jennifer
Subject: FW: Construction/digging/damage on 108 Oak st

Aaron/Jennifer,

Please make arrangements and schedule a meeting with a representative from Sonoma Underground at my earliest convenience

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000),

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Thursday, January 08, 2026 10:18 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

Sincerely,

Lee W. Eysturlid

108 Oak St.

On Thu, Jan 8, 2026 at 8:55?AM Babica, Rich <rbabica@geneva.il.us> wrote:

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

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Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

Subject: Re: Construction/digging/damage on 108 Oak st

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I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturid <leysturid@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
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In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

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Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

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Do call or come by tomorrow if you can manage it.

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Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturid <leysturj@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

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IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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From: Babica, Rich
Sent: Thursday, January 08, 2026 10:44:31 AM
To: Voigt, Alex; Burns, Kevin
Subject: FW: Construction/digging/damage on 108 Oak st

Received a reply from Lee

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

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To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
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Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

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Sent: Friday, January 02, 2026 12:57 PM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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630-254-3327

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Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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_____ Please do not print this email unless it is absolutely necessary.

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Lee W. Eysturliid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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From: Burns, Kevin
Sent: Thursday, January 08, 2026 11:01:56 AM
To: Burns, Kevin
Subject: FW: Construction/digging/damage on 108 Oak st

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street
Geneva, Illinois 60134

c: 630-742-8916

mavorburns@geneva.il.us

From: Babica, Rich <rbabica@geneva.il.us>
Sent: Thursday, January 8, 2026 10:45 AM
To: Voigt, Alex <avoigt@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: FW: Construction/digging/damage on 108 Oak st

Received a reply from Lee

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Thursday, January 08, 2026 10:18 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

Sincerely,

Lee W. Eysturlid

108 Oak St.

On Thu, Jan 8, 2026 at 8:55?AM Babica, Rich <rbabica@geneva.il.us> wrote:

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

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With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <levsturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware

of information on the website. Who am I to trust and where am I to seek correct information?

3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.

4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.

5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

?

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd

Aurora, IL 60506-1000
O: (630) 907-5487

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From: Burns, Kevin
Sent: Thursday, January 08, 2026 11:07:34 AM
To: Burns, Kevin
Subject: FW: Construction/digging/damage on 108 Oak st

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street
Geneva, Illinois 60134

c: 630-742-8916

mavorburns@geneva.il.us

From: Babica, Rich <rbabica@geneva.il.us>
Sent: Thursday, January 8, 2026 10:45 AM
To: Voigt, Alex <avoigt@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: FW: Construction/digging/damage on 108 Oak st

Received a reply from Lee

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Thursday, January 08, 2026 10:18 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
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I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

Sincerely,

Lee W. Eysturlid

108 Oak St.

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Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

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Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

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630-254-3327

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Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

?

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

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[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

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Sincerely,

Lee Eysturlid

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Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd

Aurora, IL 60506-1000
O: (630) 907-5487

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- Henry V

The City of Geneva, Illinois Since 1835

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From: Babica, Rich
Sent: Thursday, January 08, 2026 11:52:39 AM
Subject: FW: Construction/digging/damage on 108 Oak st

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000),

rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Thursday, January 08, 2026 10:18 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
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Sincerely,

Lee W. Eysturlid

108 Oak St.

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There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

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With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

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I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturid <leysturid@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
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3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.
5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

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Thanks,

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Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

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Lee Eysturlid

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Sent: Thursday, January 08, 2026 11:52:39 AM
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Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000),

rbabica@geneva.il.us

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2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.
5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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From: Fornari, Jeanne
Sent: Friday, January 16, 2026 12:16:08 PM
To: Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Let's discuss with Alex & K* before 4:30 today – I am out next week and the following Monday.

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4109](tel:630.232.0000.4109)

jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"

"Dave Patzelt"

"HPC"

"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,

Molly Morrow

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:06:38 PM
To: Sandack, Ron
Cc: Voigt, Alex; Collins, Peter
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4109](tel:630.232.0000.4109)

jfornari@geneva.il.us

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Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,

Molly Morrow

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19:58 PM
To: DeGroot, David
Subject: FW: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Are you able to answer this question?

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19 PM
To: Emily Stood (estood@geneva.il.us) <estood@geneva.il.us>
Subject: HPC meeting

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=69688E99859E4D8FBC84C242A085BDB0-ALEX
Sent: Tuesday, January 13, 2026 4:05:10 PM
To: Burns, Kevin
Cc: Tymoszenko, Cathleen
Subject: FW: Landmarks Illinois Funding

FYI....

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Dean Kilburg <dkilburg49@gmail.com>

Sent: Tuesday, January 13, 2026 4:03 PM

To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>

Cc: Voigt, Alex <avoigt@geneva.il.us>

Subject: Landmarks Illinois Funding

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Kathleen,

The following memo from Landmarks Illinois contains information on funding historic preservation projects for municipalities. Has Geneva explored or submitted application for such funding that could play a possible role in reaching a possible resolution with the Blacksmith structure?

Thanks.

Dean

Sent from my iPhone

Begin forwarded message:

From: Kendra Parzen <kparzen@landmarks.org>
Date: January 13, 2026 at 1:49:05?PM CST
To: Dean Kilburg <dkilburg49@gmail.com>
Subject: RE: Appeal of CASE 2025-114: 4 E. State Street

?

Mr. Kilburg,

While the vote last night was the outcome that Landmarks Illinois hoped for, I completely appreciate that the lack of movement at this site is frustrating for all parties. As far as funding, Landmarks Illinois has two grant programs that 4 E. State Street is geographically eligible for. Our [Preservation Heritage Fund](#) is for brick and mortar work, while the [Donnelley Fund](#) is for project planning. Private entities like Shodeen are not eligible for either of these programs, but the City of Geneva would be an eligible applicant. We prioritize funding for places that have appeared on our Most Endangered Historic Places in Illinois list in the past, as 4 E. State Street has. We also have the [Reinvestment Program](#), a revolving loan fund that helps to fill gaps in financing for historic preservation projects. At present we're able to make loans of up to \$200,000 in communities outside of Chicago. We would also welcome the opportunity to help identify other potential funding sources, which depend in part on a proposed use and whether the building will continue to be privately owned.

Best,

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

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M: 312.995.2347/ O: 312.922.1742

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[See the impact of our work: Explore our 2025 Year in Review and the places we saved thanks to your support. Want to support us in 2026? *Make a year-end gift today!*](#)

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 9:52 AM
To: Kendra Parzen <kparzen@landmarks.org>
Subject: Re: Appeal of CASE 2025-114: 4 E. State Street

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Ms. Parzen,

Thanks for your memo regarding the Geneva's special meeting last night. Your points are all appropriate and well taken. Unfortunately, we have had grid-lock and the site will remain an eye sore for our community. Without communication and some level of compromise, we are probably looking at the status quo for at least a few more years. I believe memorializing the structure as proposed will eventually play into the eventual development of the Mill Race. Some may call that would be surrendering to the Shodeen's (the developer), my vote reflected accepting the reality of the situation we find ourselves in. Denying demolition for nearly a decade hasn't worked. Maybe we need those very passionate about the preservation of these historic structures to provide financial resources so we can consider a different approach. What funding resources do you have available?

Thanks for your communication and interest with this very challenging issue for the city and our elected officials.

Dean Kilburg

C (209) 481-6801

Sent from my iPhone

On Jan 8, 2026, at 10:13?AM, Kendra Parzen <kparzen@landmarks.org> wrote:

?

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Mayor Burns and City Council Members:

??

Landmarks Illinois strongly opposes the application to demolish the historic landmark building at 4 E. State Street, also known as the Mill Race Inn or the Alexander Brothers Blacksmith Shop.?? Please find attached a letter further outlining our perspective.?? We urge you to not to overturn the Historic Preservation Commission???'s vote to deny the demolition permit. Thank you for considering our comments.

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Sincerely,

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: Voigt, Alex
Sent: Tuesday, January 13, 2026 4:05:24 PM
To: Burns, Kevin
Cc: Tymoszenko, Cathleen
Subject: FW: Landmarks Illinois Funding

FYI....

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

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Best,

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Advocacy Manager

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From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 9:52 AM
To: Kendra Parzen <kparzen@landmarks.org>
Subject: Re: Appeal of CASE 2025-114: 4 E. State Street

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Sent from my iPhone

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: Voigt, Alex
Sent: Tuesday, January 13, 2026 4:08:35 PM
To: Burns, Kevin; Sandack, Ron
Cc: Tymoszenko, Cathleen
Subject: FW: Landmarks Illinois Funding

FYI....still trying to figure out who "Kathleen" is....

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=69688E99859E4D8FBC84C242A085BDB0-ALEX
Sent: Wednesday, January 14, 2026 1:32:29 PM
To: Voigt, Alex
Subject: FW: Landmarks Illinois Funding

Good morning Mayor & City Council (bcc'd):

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Thank you,

Alex

Alex Voigt

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City of Geneva, Illinois

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>

Sent: Wednesday, January 14, 2026 10:46 AM

To: Kilburg, Dean <dkilburg@geneva.il.us>

Cc: Voigt, Alex <avoigt@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>

Subject: RE: Landmarks Illinois Funding

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Thanks, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois

Economic Development

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4201](tel:4201)

ctymoszenko@geneva.il.us

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 4:03 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
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Please do not print this email unless it is absolutely necessary.

<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: Voigt, Alex
Sent: Tuesday, January 20, 2026 8:34:26 AM
To: Voigt, Alex
Subject: FW: Landmarks Illinois Funding

Good morning Mayor & City Council (bcc'd):

Cathleen received a question/suggestion from an Alderperson, I am passing the information along as many of you may have received the same.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>

Sent: Wednesday, January 14, 2026 10:46 AM

To: Kilburg, Dean <dkilburg@geneva.il.us>

Cc: Voigt, Alex <avoigt@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>

Subject: RE: Landmarks Illinois Funding

Good Morning,

Thank you for sending this information. We have explored these funding options in the past and have discussed them with the owner's representative. As we understand, owner participation is needed because an applicant must own or control the subject property for a project to be eligible for funding.

Thanks, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois

Economic Development

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4201](tel:4201)

ctymoszenko@geneva.il.us

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 4:03 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>
Subject: Landmarks Illinois Funding

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Kathleen,

The following memo from Landmarks Illinois contains information on funding historic preservation projects for municipalities. Has Geneva explored or submitted application for such funding that could play a possible role in reaching a possible resolution with the Blacksmith structure?

Thanks.

Dean

Sent from my iPhone

Begin forwarded message:

From: Kendra Parzen <kparzen@landmarks.org>
Date: January 13, 2026 at 1:49:05?PM CST
To: Dean Kilburg <dkilburg49@gmail.com>
Subject: RE: Appeal of CASE 2025-114: 4 E. State Street

?

Mr. Kilburg,

While the vote last night was the outcome that Landmarks Illinois hoped for, I completely appreciate that the lack of movement at this site is frustrating for all parties. As far as funding, Landmarks Illinois has two grant programs that 4 E. State Street is geographically eligible for. Our [Preservation Heritage Fund](#) is for brick and mortar work, while the [Donnelley Fund](#) is for project planning. Private entities like Shodeen are not eligible for either of these programs, but the City of Geneva would be an eligible applicant. We prioritize funding for places that have appeared on our Most Endangered Historic Places in Illinois list in the past, as 4 E. State Street has. We also have the [Reinvestment Program](#), a revolving loan fund that helps to fill gaps in financing for historic preservation projects. At present we're able to make loans of up to \$200,000 in communities outside of Chicago. We would also welcome the opportunity to help identify other potential funding sources, which depend in part on a proposed use and whether the building will continue to be privately owned.

Best,

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

We've moved!

Our new address is 233 S. Wacker Dr., Suite 4400, Chicago, IL 60606

M: 312.995.2347/ O: 312.922.1742

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People Saving Places for People. [Join us today](#)

[See the impact of our work: Explore our 2025 Year in Review and the places we saved thanks to your support. Want to support us in 2026? Make a year-end gift today!](#)

From: Dean Kilburg <dkilburg49@gmail.com>

Sent: Tuesday, January 13, 2026 9:52 AM

To: Kendra Parzen <kparzen@landmarks.org>

Subject: Re: Appeal of CASE 2025-114: 4 E. State Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Parzen,

Thanks for your memo regarding the Geneva's special meeting last night. Your points are all appropriate and well taken. Unfortunately, we have had grid-lock and the site will remain an eye sore for our community. Without communication and some level of compromise, we are probably looking at the status quo for at least a few more years. I believe memorializing the structure as proposed will eventually play into the eventual development of the Mill Race. Some may call that would be surrendering to the Shodeen's (the developer), my vote reflected accepting the reality of the situation we find ourselves in. Denying demolition for nearly a decade hasn't worked. Maybe we need those very passionate about the preservation of these historic structures to provide financial resources so we can consider a different approach. What funding resources do you have available?

Thanks for your communication and interest with this very challenging issue for the city and our elected officials.

Dean Kilburg

C (209) 481-6801

Sent from my iPhone

On Jan 8, 2026, at 10:13?AM, Kendra Parzen <kparzen@landmarks.org> wrote:

?

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Mayor Burns and City Council Members:

??

Landmarks Illinois strongly opposes the application to demolish the historic landmark building at 4 E. State Street, also known as the Mill Race Inn or the Alexander Brothers Blacksmith Shop.?? Please find attached a letter further outlining our perspective.?? We urge you to not to overturn the Historic Preservation Commission??'s vote to deny the demolition permit. Thank you for considering our comments.

??

Sincerely,

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Kendra Parzen

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[Landmarks Illinois](#)

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??

??

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Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

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Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois

Economic Development
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4201](tel:4201)

ctymoszenko@geneva.il.us

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Best,

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

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M: 312.995.2347/ O: 312.922.1742

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Sincerely,

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Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: Voigt, Alex
Sent: Monday, January 05, 2026 3:27:42 PM
To: 'Ron Sandack'
Subject: FW: Memorandum from City Legal Counsel - Please review

I forgot to cc you on this....

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Monday, January 5, 2026 3:26 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Memorandum from City Legal Counsel - Please review
Importance: High

Good Afternoon Mayor & City Council (bcc'd):

Attached please find a memorandum from City Attorney Ron Sandack regarding communication related to the Special City Council Meeting set for January 12, 2026.

This memo is Attorney/Client Privileged and Confidential Communication, if there are any questions, please do not hesitate to reach out. I am happy to connect Council members with Attorney Sandack as needed.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=69688E99859E4D8FBC84C242A085BDB0-ALEX
Sent: Tuesday, January 20, 2026 8:38:50 AM
To: Collins, Peter
Subject: FW: Memorandum from City Legal Counsel - Please review

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Monday, January 5, 2026 3:26 PM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: Memorandum from City Legal Counsel - Please review

Importance: High

Good Afternoon Mayor & City Council (bcc'd):

Attached please find a memorandum from City Attorney Ron Sandack regarding communication related to the Special City Council Meeting set for January 12, 2026.

This memo is Attorney/Client Privileged and Confidential Communication, if there are any questions, please do not hesitate to reach out. I am happy to connect Council members with Attorney Sandack as needed.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Ramos, Olivia
Sent: Tuesday, January 06, 2026 9:30:07 AM
To: Davids, Brian
Cc: Landers, Nate
Subject: FW: Message from EILENE MURPHY (6304790793)

Brian,

Can you please contact this manager? We spoke about this in the summer time and it is resurfacing again. No one has got in touch with him and Shodeen believes this is a city issue.

Thank you.

Olivia Ramos

Code Compliance Officer

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4308](tel:4308)

oramos@geneva.il.us

From: Cisco Unity Connection Messaging System <unityconnection@geneva.il.us>
Sent: Tuesday, January 6, 2026 9:07 AM
To: Ramos, Olivia <oramos@geneva.il.us>
Subject: Message from EILENE MURPHY (6304790793)

From: Davids, Brian
Sent: Thursday, January 08, 2026 9:05:40 AM
To: Byrne, Brian
Subject: FW: Message from SHODEEN CONSTRU (6304448322)

Do you have any background on this one I should know before talking with them?

Brian Davids

City Engineer

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

bdavids@geneva.il.us

From: Cisco Unity Connection Messaging System <unityconnection@geneva.il.us>
Sent: Thursday, January 8, 2026 8:44 AM
To: Davids, Brian <bdavids@geneva.il.us>
Subject: Message from SHODEEN CONSTRU (6304448322)

From: Dave Patzelt
Sent: Monday, December 08, 2025 7:03:53 AM
To: DeGroot, David
Subject: FW: Mill Race Demo Docs revised 12.5.25

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

See the following email. Please let the others know as well.

From: Mary Labno <mary_labno@shodeen.com>
Sent: Friday, December 5, 2025 5:22 PM
To: estood@geneva.il.us
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo Docs revised 12.5.25

Hi Emily:

Per Dave - here is the link with the revision to the letter. Have a good weekend.

<https://shodeen.box.com/s/5xi0z6powdxodkf96l6mgr55rdafntps>

Mary Labno

Executive Assistant

SHODEEN
SHODEEN HOMES, L.L.C.

77 North First Street

Geneva, IL. 60134

Phone: 630.444.8271

Email: Mary_Labno@shodeen.com



From: Hendrickson, Susan
Sent: Wednesday, January 07, 2026 10:20:30 AM
To: FinanceEmail
Subject: FW: Online Form Submittal: Residential Start Service / Move-In Form

Please process for final read.

Thanks,

Susan Hendrickson

Accounts Payable Specialist

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000.4107](tel:630.232.0000.4107)

shendrickson@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, January 2, 2026 12:47 PM

To: FinanceEmail <financeEmail@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Reith, Christine <creith@geneva.il.us>

Subject: Online Form Submittal: Residential Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Residential Start Service / Move-In Form

Residential Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 or FinanceEmail@geneva.il.us.

Addresses in the Mill Creek subdivision do not use City services. Any address with a direction in the number is not serviced by the City. Please contact the Finance Department if you have any questions.

Filer Email Address christyh816@gmail.com

Filer Phone Number 6302516152

Filer First Name Martin

Filer Last Name Smircich

Relationship to Utility Account Holder self

(Section Break)

Closing Date/Lease Start Date 1/31/2025

Service Address 500 S Third St Apt 308

(Section Break)

Utility Account Information

The following information below will be associated with the utility account.

First Name(s) Martin

Last Name(s) Smircich

Utility Account Email christyh816@gmail.com

Phone Number 6302516152

Billing Information E-Billing: Electronic Bill Option

Type of Phone Cellphone

By checking this box, I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail titled "City of Geneva - Congratulations on your eBill enrollment!" that will contain my account number. I understand that I will need to create an online profile or link this I agree to the E-Billing Agreement.

utility account to an existing online profile in order to view my bill through the online utility portal.

Relationship Tenant/Renter

Prior Geneva Resident Yes, I have owned a Geneva utility account under my name within the last 5 years.

Prior Geneva Address 842 N Bennett St Geneva, IL

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name Shodeen

Landlord Last Name Management Group

Landlord Address (Address, City, State) 39W 250 Harrington Blv Suite D-1

City Geneva

State IL

Zip Code 60134

Landlord Phone Number 630-232-8882

Landlord Email Address monica_smith@shodeen.com

(Section Break)

Additional Information *Field not completed.*

Terms of Agreement By clicking this box, I agree to the terms and conditions as set out in this application and in the Geneva City Code

This form serves as confirmation of your intent to establish utility services with the City of Geneva. If you are a tenant and need to provide your landlord with

documentation of service establishment, please provide them with a copy of this completed form.

I acknowledge that this constitutes a written application for utility service at the address above, in accordance with Geneva City Code 9-1-1A. I understand that account numbers are not generated until the account is processed, which occurs on the scheduled move-in date. I further agree to pay all charges for services rendered under this request and understand that failure to pay any amount due to the City of Geneva may result in service discontinuation until full payment is received.

Additionally, I acknowledge that any changes to this form must be communicated to the Finance Department at least 24 business hours prior to the scheduled move-in date.

(Section Break)

Email not displaying correctly? [View it in your browser.](#)

[

From: Voigt, Alex
Sent: Tuesday, January 06, 2026 2:20:18 PM
To: Sandack, Ron; DeGroot, David
Subject: FW: Procedural Check In

Let me know what works for you guys.

1/7/25 all morning up to 11:00 – AV can do between 8 -9 am

1/8/25 all day – AV is scheduled to be at a forum all day, I can always step out if this works for the group

1/9/25 all day – AV 10 am, between 12 – 1:30 or 2:30

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am open:

1/7/25 all morning up to 11:00

1/8/25 all day

1/9/25 all day

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:05 PM
To: Dave Patzelt <dave@shodeen.com>

Cc: Sandack, Ron <rsandack@geneva.il.us>

Subject: Procedural Check In

Good Afternoon Dave,

We are in receipt of your email, and appreciate the sentiment. I am reaching out to see if you are available for a brief discussion to reconfirm the procedural steps for the 1/12/26 meeting. It would be myself, Ron Sandack and David DeGroot, a phone call will be sufficient.

We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

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_____ Please do not print this email unless it is absolutely necessary.

From: VanGyseghem, Bob
Sent: Monday, December 22, 2025 8:52:57 AM
To: Childress, James; Dunn, Jamie
Subject: FW: Service line Material Notifications

James,

Can you print these out on an 11 x 17 and drop them off to me?

I only need service address to Gooseneck material if that would help to get it on the sheet.

Call me if that does not make sense.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Huggins, Jake <jhuggins@geneva.il.us>
Sent: Monday, December 22, 2025 8:28 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Subject: Service line Material Notifications

Bob,

I know mike worked hard last week to clean up some of the service line material list in GIS and he did make a dent in it.

Lead is down to 430

Galv. Is down to 109

And unknown is 1089

Attached is the separate filters I applied to come up with that. How would you like for me to proceed with this to get it mailed out to avoid a violation.

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

jhuggins@geneva.il.us

From: Ron Sandack
Sent: Wednesday, December 17, 2025 12:57:20 PM
To: Burns, Kevin; Voigt, Alex
Cc: Estela Saldivar
Subject: Fw: Shodeen's fine

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

ATTORNEY-CLIENT COMMUNICATION // CONFIDENTIAL & PRIVILEGED

See below.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

*** Notice from **Gaido & Fintzen, LLC**: This email message may contain information that is privileged, confidential, and exempt from disclosure. It is intended solely for the person to whom it is addressed. If you have received this message in error, please (1) do not forward or use this information in any way; and (2) contact me immediately. Nothing contained herein constitutes an electronic signature absent a specific statement to the contrary stated within this message. This communication does not form any contractual obligation on behalf of the sender or **Gaido & Fintzen, LLC**.***

From: Brenda Schory <bschory@shawmedia.com>
Sent: Wednesday, December 17, 2025 12:25 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Subject: Shodeen's fine

Hi Ron,

Shodeen's fine from Oct. 17, 2024 to today is 426 days, which, at \$750 per day is \$319,500.

So ... is anybody going to make a move to have Shodeen pay it, or is it just going to keep rising?

And if there's no move to enforce collecting the fine, then maybe the city shouldn't cite anybody and nobody should pay any fines for property code violations.

Thanks.

Brenda Schory
Staff Writer
Kane County Chronicle
847-951-9125
bschory@shawmedia.com



From: Voigt, Alex
Sent: Tuesday, December 30, 2025 11:21:26 AM
To: Burns, Kevin
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Malecki, William <wmalecki@geneva.il.us>
Sent: Tuesday, December 30, 2025 11:02 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

William Malecki

Aldersperson 1st Ward

City of Geneva

Phone: (630) 232-0000, ext. 4002

Mobile: (630) 841-2742

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM

To: Voigt, Alex

Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

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Previous meeting dates regarding 4 E. State Street:

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

Subject: Special City Council Meeting - Monday, January 12, 2026

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Please do not hesitate to reach out with any questions.

Thank you,

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avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:43:10 PM
To: DeGroot, David
Cc: Stood, Emily; Burns, Kevin
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

David, when time permits can you please call Billy? It seems the email answers are only generating more questions.

Thank you,

Alex

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avoigt@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 1:13:13 PM
To: Stood, Emily
Cc: Malkosky, Jessie
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Good afternoon,

The staff report for 4 E State Street states that the Resolution 2019-73 is attached, but it was not and is not on the Development Projects page. Can we please correct this?

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>

Sent: Tuesday, December 30, 2025 12:40 PM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: RE: Special City Council Meeting - Monday, January 12, 2026

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avoigt@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 30, 2025 1:58:00 PM
To: Buesing, Matthew
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Dean Kilburg
Sent: Thursday, January 08, 2026 9:18:33 AM
To: Mayer, Amy
Subject: Fwd:

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Amy,

I wanted to confirm my comment from Monday evening that I had no intent to exclude you from my efforts to facilitate a dialogue with Shodeen's. Here is the 1/2 memo you apparently didn't receive. Hopeful we can work together to bring a resolution to this development challenge. Enjoy the nice weather.

Dean
Sent from my iPhone

Begin forwarded message:

From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 2, 2026 at 2:34:24?PM CST
To: Amy Mayer <amy.mayer.2000@gmail.com>

D?ave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean
Sent from my iPhone

From: VanGyseghem, Bob
Sent: Tuesday, December 16, 2025 8:52:03 AM
To: Anderson, Mike
Subject: Fwd: Addresses lead letter

Please take a look.

Sent from my iPhone

Begin forwarded message:

From: "Zable, Cam" <czable@geneva.il.us>
Date: December 16, 2025 at 8:50:03?AM CST
To: "VanGyseghem, Bob" <bvangyseghem@geneva.il.us>, "Morser, Ian" <imorser@geneva.il.us>, "Huggins, Jake" <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

?

Hey Bob,

I added a field (Column AH in the attached spreadsheet) that has customer-city as one field for easier filtering. I also sorted the spread sheet based on notified date. I have a filter set to show the relevant materials you outlined in the original email.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:31 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam,

I don't understand why more galvanized are not showing up? 627 Campbell St. is just an example. We have over 100 galvanized.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Tuesday, December 16, 2025 8:21 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Hey Bob,

Attached is a spreadsheet that contains all of the water services. I used the filter in excel to show water services that only contain lead, galvanized or suspected or unknown on either the customer or city side. I also have only filtered it to show ones that had letters sent out before 2025.

Feel free to adjust any filters if you need to but this is just a snapshot of our GIS water service data.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Sunday, December 14, 2025 11:30 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Cam or Ian,

The list you sent did not give me galvanized services that have been sent letters. It might be because there is no date in the field for many of these addresses. Please take a look.

I also need a list of addresses that we have no customer or city side material in the data base for the address.

Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Thursday, December 11, 2025 9:47 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Here you go. Below is the filter that was run on the data before export. Let me know if you need anything adjusted.

Cam Zable

GIS Coordinator

-----Original Message-----

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Thursday, December 11, 2025 8:47 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: Addresses lead letter

From the data base that I update the material list map there is a section on when letters have been sent to people with lead or galvanized services. Needs to be sent annually.

Now, ones that I have sent out with a date of 2025 don't need to be sent a letter.

Can you send me a list that has address with a date before 2025 for both lead and galvanized services.

Sent from my iPhone

From: Burns, Kevin
Sent: Thursday, January 08, 2026 10:31:37 AM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: Fwd: Appeal of CASE 2025-114: 4 E. State Street

FYI

Begin forwarded message:

From: Kendra Parzen <kparzen@landmarks.org>
Date: January 8, 2026 at 10:13:23?AM CST
To: "Burns, Kevin" <kburns@geneva.il.us>, "Bowring, Anaïs" <abowring@geneva.il.us>, "Malecki, William" <wmalecki@geneva.il.us>, "Marks, Richard" <rmarks@geneva.il.us>, "Kosirog, Brad" <bkosirog@geneva.il.us>, "Furnish, Larry" <lfurnish@geneva.il.us>, "Kilburg, Dean" <dkilburg@geneva.il.us>, "Paschke, Martha" <mpaschke@geneva.il.us>, "Mayer, Amy" <amayer@geneva.il.us>, "Reinecke, Mark" <mreinecke@geneva.il.us>, "Palmquist, Jeff" <jpalmquist@geneva.il.us>, "Kellick, Victoria" <vkellick@geneva.il.us>, erosen@geneva.il.us
Cc: Frank Butterfield <fbutterfield@landmarks.org>
Subject: Appeal of CASE 2025-114: 4 E. State Street

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mayor Burns and City Council Members:

Landmarks Illinois strongly opposes the application to demolish the historic landmark building at 4 E. State Street, also known as the Mill Race Inn or the Alexander Brothers Blacksmith Shop. Please find attached a letter further outlining our perspective. We urge you to not to overturn the Historic Preservation Commission's vote to deny the demolition permit. Thank you for considering our comments.

Sincerely,

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

We've moved!

Our new address is 233 S. Wacker Dr., Suite 4400, Chicago, IL 60606

M: 312.995.2347/ O: 312.922.1742

Follow us! [Facebook](#) [Instagram](#) [LinkedIn](#)

People Saving Places for People. [Join us today](#)

[See the impact of our work: Explore our 2025 Year in Review and the places we saved thanks to your support. Want to support us in 2026? *Make a year-end gift today!*](#)

From: kburns@geneva.il.us
Sent: Saturday, January 10, 2026 9:16:21 PM
To: Burns, Kevin
Subject: Fwd: Appeal of CASE 2025-114: 4 E. State Street

Print

Begin forwarded message:

From: Kendra Parzen <kparzen@landmarks.org>
Date: January 8, 2026 at 10:13:23?AM CST
To: "Burns, Kevin" <kburns@geneva.il.us>, "Bowring, Anaïs" <abowring@geneva.il.us>, "Malecki, William" <wmalecki@geneva.il.us>, "Marks, Richard" <rmarks@geneva.il.us>, "Kosirog, Brad" <bkosirog@geneva.il.us>, "Furnish, Larry" <lfurnish@geneva.il.us>, "Kilburg, Dean" <dkilburg@geneva.il.us>, "Paschke, Martha" <mpaschke@geneva.il.us>, "Mayer, Amy" <amayer@geneva.il.us>, "Reinecke, Mark" <mreinecke@geneva.il.us>, "Palmquist, Jeff" <jpalmquist@geneva.il.us>, "Kellick, Victoria" <vkellick@geneva.il.us>, erosen@geneva.il.us
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From: Burns, Kevin
Sent: Monday, January 05, 2026 9:41:21 AM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: Fwd: Blacksmith Shop Demolition Application Appeal

FYI...

Begin forwarded message:

From: Joel Erickson <jierickson47@gmail.com>
Date: January 5, 2026 at 9:38:03?AM CST
To: "Bowring, Anaïs" <abowring@geneva.il.us>, "Malecki, William" <wmalecki@geneva.il.us>
Cc: "Burns, Kevin" <kburns@geneva.il.us>
Subject: Blacksmith Shop Demolition Application Appeal

?*****

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1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Notwithstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

From: Sean Gallagher
Sent: Friday, January 09, 2026 1:12:05 PM
To: Reinecke, Mark
Subject: Fwd: Blacksmith Shop thoughts

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Hi Mark,
Below is my email to my Ward 1 alder folks. Just thought I'd share it with you. It was great seeing you last night! As well please send my best to Marsha!
Warm regards,
Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

----- Forwarded message -----

From: **Sean Gallagher** <contact@gallagherarch.com>
Date: Fri, Jan 9, 2026 at 1:09?PM
Subject: Blacksmith Shop thoughts
To: <abowring@geneva.il.us>, <wmalecki@geneva.il.us>

Mrs. Bowring and Mr. Malecki,
I hope the day and New Year find you both well! As a constituent of the Ward 1, I am reaching out to you both as you prepare to consider the demolition and removal of the Blacksmith Shop this coming Monday. I'll not occupy a lot of your time as I know you both are likely receiving a great deal of feedback from the public on this issue. Just a quick background. My wife Janet and I have been residents at 427 Anderson Boulevard since 1999 where we raised a son (Jonah) and daughter (Sarah) both terrific kids (yikes...now adults!) who were byproducts of the Geneva public school system. I am an architect with a residential practice that has been blessed with many projects in Geneva's historic district. As well I've been teaching architecture at Judson University since 2008. Below are a few points to consider as your mull over your decision.

1) The demolition and permanent removal of the structure will greatly undermine the authority and purpose of the Historic Preservation Commission, a group that has been a key partner in the success of our downtown business district and residential district. I could go on and on with this point but I'll only note that having been a member of the HPC for 11 years (2000-2011) we had frequent incursions with the Shodeen organization as they pursued the removal the East View house, the Dodson mansion (once a hospital) and the many other structures. Shodeen now highlights the Dodson mansion as part of the Dodson Place retail development. The East View house is now the grande dame of homes along Route 31...hard to imagine them not there now. Can Shodeen work with and transform historic structures...you betcha they can. Is it easier to tear them down and erase their memory from our community, I guess this must be the case since they wish to do this with the blacksmith shop, but it's an odd argument to make in light of their successes. Certainly we can't predict the future, it seems likely though, that if Shodeen is given the authority to remove the blacksmith shop, there will inevitably be other applicants in the future requesting a similar fate for other historic structures in our community.

2) The property was purchased knowing full well that this structure was something important and would likely present the Shodeen organization with community interest and push back if they decided to remove the structure, yet little to no effort was made to placate the public that was and has been concerned about this. The organization it seems has done little to acknowledge the significance of the structure and even less as far as giving creative consideration for its reuse. It's clear they can do it as seen in their work with the Harrington Inn, Riverside Receptions and others throughout the Fox Valley.

3) It seems that there has been little to no compromise by Shodeen in relation to the repurposing of the blacksmith shop. The argument that was initially set forward was an issue of the cost of reusing the structure. The argument now has shifted to the structure being a public nuisance, a pretty easy argument to make when it's intentionally left unprotected and further compromised. It's been noted by both sides that the property is "unsightly", yet who currently owns the property? Who has ignored legal and financial consequences?...well you get the gist.

4) There aren't many artifacts like this one in our City, for that matter in the Fox Valley. It's easy to lose sight of this one as we hurdle toward being a City that has great potential and building it out to that potential will push structures like this into oblivion. Obviously once it's gone, it's gone and it's really our one chance to protect it.

5) Geneva has become and will likely even more so become a significant player in attracting residential and business interest in the years to come. As far as cities along the Fox River, trying to be objective about this, Geneva's downtown is and will be the most desirable location for both homeowners and businesses along the Fox River. That said, the long term financial upside for this site is enormous. Our City leadership should leverage this with the Shodeen organization. I do understand that this site is a challenging one to build on, but the folks at Shodeen purchased it knowing this. I believe that this parcel will

be a significant generator of income for the Shodeen organization so money spent now for the restoration or repurposing of the blacksmith shop will be minimal when seen through the lens of time and the future.

I'm sure there are many other arguments that can be made for keeping the blacksmith shop but the five noted above came to my mind initially. As I noted above, I served on the HPC for 11 years and I so appreciate and understand the significant commitment of your time and energy on behalf of our community. So at the end of the day you can put me in the camp of keeping the blacksmith shop.

Warmly and grateful for your service!

Sean

Sean M. Gallagher A.I.A.
Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Dean Kilburg
Sent: Friday, January 02, 2026 6:09:24 PM
To: Babica, Rich
Cc: Voigt, Alex; Burns, Kevin; Furnish, Larry
Subject: Fwd: Construction/digging/damage on 108 Oak st

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Rich,

Mr. Eysturlid has again reached out expressing concerns surrounding the work taking place adjacent to his property at Crissey and Oak. Would it be possible to schedule a time when we could meet with him? I feel it is important to address his questions in person and provide a time line for the completion of the work that is in progress? Let me know your schedule and I will make myself available.

Thank you,

Dean

Sent from my iPhone

Begin forwarded message:

From: Lee Eysturlid <leysturl@imsa.edu>
Date: January 2, 2026 at 12:57:12?PM CST
To: rbabica@geneva.il.us
Cc: lfurnish@geneva.il.us, dkilburg@geneva.il.us, Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

?

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Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,
Lee W. Eysturlid
630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <leysturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.

2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.
5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that? However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturliid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturliid <leysturl@imsa.edu> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or

replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

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Date: January 2, 2026 at 12:57:12?PM CST
To: rbabica@geneva.il.us
Cc: lfurnish@geneva.il.us, dkilburg@geneva.il.us, Lee Eysturlid <eroica@sbcglobal.net>
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--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

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Please do not print this email unless it is absolutely necessary.

From: Dean Kilburg
Sent: Thursday, January 08, 2026 11:24:24 AM
To: Babica, Rich
Cc: Voigt, Alex; Larry Furnish
Subject: Fwd: Construction/digging/damage on 108 Oak st

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Rich,

He responded rather quickly and is requesting a meeting. Are you available to meet with him in the near future? I think a meeting would be helpful. Let me know.

Dean

Sent from my iPhone

Begin forwarded message:

From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 8, 2026 at 11:17:36?AM CST
To: Lee Eysturlid <leysturl@imsa.edu>
Subject: Re: Construction/digging/damage on 108 Oak st

?Lee,

I'm happy to meet with you and Director Babica. I'll ask him for that meeting to take place since there are apparently unresolved issues. I think it important for Alderman Furnish to also be a part of that meeting so he has the same level of background as myself. I'll keep you posted.

Dean

Sent from my iPhone

On Jan 8, 2026, at 10:21?AM, Lee Eysturlid <leysturl@imsa.edu> wrote:

?

Dean;

Thank you for your reply and efforts. I unfortunately do not feel buoyed by the response, it cherry-picks issues and mentions other projects that are not related. I feel he is simply placating me. I would still like to meet, as you had originally mentioned. It makes me fearful for the disaster that would be created if the Shodeen effort to build a six story apartment block was allowed to go ahead on the Mill Race lot. Let me know what you think.

Lee

On Thu, Jan 8, 2026 at 10:02?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

I'm encouraged that you have received a response from city staff that they accept responsibility for the poor communication with Crissey and Oak residents impacted primarily by the Roosevelt development site. Larry and I have been involved in communicating with staff that residents deserve a better explanation of what transpired and sooner rather than later. We also felt responsible providing staff with some space for this follow up to take place. This is a positive step. We still are waiting for details around the gas leak and the safety concerns and lack of communication surrounding around that event apart from the earlier excavation issues. I have requested the recent FOIA request details submitted by a neighborhood resident. Larry and I would be happy to meet with you (at a good time for you) to try and address any questions you might have and discuss sidewalk, parkway and private property restoration in the spring. Let me know.

Regards,

Dean

H (630) 208-1682

C (209) 481-6801

Sent from my iPhone

Begin forwarded message:

From: "Babica, Rich" <rbabica@geneva.il.us>
Date: January 8, 2026 at 8:55:00?AM CST
To: Lee Eysturlid <leysturl@imsa.edu>
Cc: "Furnish, Larry" <lfurnish@geneva.il.us>, "Kilburg, Dean" <dkilburg@geneva.il.us>, Lee Eysturlid <eroica@sbcglobal.net>, "Voigt, Alex" <avoigt@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

?

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000).

rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturid <leysturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and

the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.

5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

?

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd

Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

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IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
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IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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- Henry V

From: Burns, Kevin
Sent: Sunday, January 11, 2026 12:20:38 PM
To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron
Subject: Fwd: Demolition request

FYI...

Begin forwarded message:

From: Elizabeth Safanda <esafanda@outlook.com>
Date: January 11, 2026 at 12:08:27?PM CST
To: "Burns, Kevin" <kburns@geneva.il.us>
Subject: **Demolition request**

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

We strongly urge city council members to confirm the Dec 16 decision of Geneva's Historic Preservation Comm, denying the Shodeen corporation's proposal to demolish the original blacksmith shop.

In their third application to get approval for demolition, the Corp has not presented any new factors that would override earlier decisions,

In 2014, the Chicago Tribune quoted Shodeen's intention to respect and retain the historic features of this site. Instead, he has defied the will of the community and the courts ---- and the end result may well be **demolition by neglect**.

If the demolition proposal is rejected, then the community can pursue creative options for future development of the site.

With gratitude for all the time and energy you devote to community issues,

Liz and Carl Safanda
630-853-1765

P.S. I am sure you are aware of the letter writing campaign orchestrated by Patrice Berteau and her minions, arguing for demolition.

From: Dean Kilburg
Sent: Monday, January 05, 2026 9:49:40 AM
To: Mayer, Amy
Subject: Fwd: Meeting Invitation

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Amy,

No slight intended here. I forwarded an email with same info as below to your personal address with 2000 in it. Apparently it was not received for some reason. Obviously the same invitation is extended to you. Is there a day and time that would work well for you this week. I'm sure they are interested in your thoughts. My apology for the missed communication. Call if you would like to discuss.

Dean
(209) 481-6801

Sent from my iPhone

Begin forwarded message:

From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 3, 2026 at 2:14:20?PM CST
To: aldbowring@geneva.il.us, aldpaschke@geneva.il.us
Subject: Meeting Invitation

?Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

From: Alan Leahigh
Sent: Saturday, December 20, 2025 8:56:43 AM
To: Malecki, William; Bowring, Anaïs
Subject: Fwd: Model Presentation

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P.S. I see on the city's website that a Committee of the Whole is already scheduled for January 5. If the agenda is full for that meeting, perhaps there could be a special meeting of the Council and COW on the following Monday, January 12. The issue is important enough.

My understanding is that the Council must vote within 30 days of the demolition applicant's appeal, which I believe would place the deadline on January 16.

Begin forwarded message:

From: Alan Leahigh <alankleahigh@comcast.net>
Subject: Model Presentation
Date: December 19, 2025 at 4:57:27 PM CST
To: abowring@geneva.il.us, "Malecki, William" <wmalecki@geneva.il.us>

Dear Alderpersons Bowring and Malecki,

My understanding is that the Shodeen Group has filed with the city an appeal of the decision of the Historic Preservation Commission.

As we discussed, would you be willing, as representatives of the First Ward, to suggest to the City Council that the Alexander brothers' blacksmith shop (Mill Race Inn) at 4 East State Street be placed on the agenda for a Committee of the Whole presentation? We're ready and very eager to give that presentation.

The justification for placing the blacksmith shop on the agenda is that we are a local group that wants everyone to understand the historic and future value of the structure, rather than view it as the unsightly ruin that it is today. We have created a museum-quality architectural model representing how the shop originally appeared when opened for business along the mill race 180 years ago, the year in which Geneva was incorporated as a city. Of course there was no photography back then. The creation of the model — exterior, interior and the adjacent mill race — is based on measurements and analysis of the structure's remains and historical records, and was guided by volunteers who have expertise in pioneer-era blacksmithing, historic preservation and architectural modeling. This will be new information that has not been presented any place before. Some have said that no one has stepped forward with viable recommendations for repurposing the landmark that benefits the overall community. We wish to offer recommendations.

For your own information, our intended presentation will be totally positive and educational. No mention of Shodeen, or fines, or ordinances, etc. We would present the model and briefly discuss its genesis, the task force, the research, the deliberations and the fabrication. We can then answer questions about the model, and follow up with a vision for the future. In other words, basically what I presented to you during your visit.

I know the timing for a Committee of the Whole presentation could be difficult this time of year and only 30 day in which to accomplish it. But I hope you agree that it would be important that the presentation occurs before a City Council vote on the appeal.

If the mayor, other alderpersons or anyone else wishes to see the model in advance, I'm more than happy to host additional visits as you did to my house. Please contact me if you need more information or wish to discuss.

Cordially,

— Alan

Alan K Leahigh
211 Garfield Street
Geneva, IL 60134
(630) 440-9770

Begin forwarded message:

From: Bowring, Anaïs <abowring@geneva.il.us>
Subject: Re: Appreciate Your Visit

Date: December 9, 2025 at 9:34:25 AM CST
To: Alan Leahigh <alankleahigh@comcast.net>
Cc: "Malecki, William" <wmalecki@geneva.il.us>

Dear Alan,

It was a pleasure to meet with you and chat. I thought since we have a meeting coming up next week, I would introduce your interest in making a presentation next week during new business. Let me know if you'd rather we waited.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: 630.232.0000 ext 4001

On Dec 9, 2025, at 1:27?AM, Alan Leahigh <alankleahigh@comcast.net> wrote:

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Dear Alderspersons Bowring and Malecki,

Thank you again for your visit on Sunday. I'm glad that we could get together to preview the architectural model of the Alexander brothers' foundry and blacksmith shop and to discuss related issues.

I'll keep in touch, and probably contact you after the Historic Preservation Commission holds its hearing next week. We'll know by then what's in the newest petition for demolition and what the commissioners have to say about it.

I appreciate your time. I think this is important for the community.

-- Alan

The City of Geneva, Illinois Since 1835

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From: Alan Leahigh
Sent: Saturday, December 20, 2025 8:56:43 AM
To: Malecki, William; Bowring, Anaïs
Subject: Fwd: Model Presentation

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P.S. I see on the city's website that a Committee of the Whole is already scheduled for January 5. If the agenda is full for that meeting, perhaps there could be a special meeting of the Council and COW on the following Monday, January 12. The issue is important enough.

My understanding is that the Council must vote within 30 days of the demolition applicant's appeal, which I believe would place the deadline on January 16.

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From: Alan Leahigh <alankleahigh@comcast.net>
Subject: Model Presentation
Date: December 19, 2025 at 4:57:27 PM CST
To: abowring@geneva.il.us, "Malecki, William" <wmalecki@geneva.il.us>

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As we discussed, would you be willing, as representatives of the First Ward, to suggest to the City Council that the Alexander brothers' blacksmith shop (Mill Race Inn) at 4 East State Street be placed on the agenda for a Committee of the Whole presentation? We're ready and very eager to give that presentation.

The justification for placing the blacksmith shop on the agenda is that we are a local group that wants everyone to understand the historic and future value of the structure, rather than view it as the unsightly ruin that it is today. We have created a museum-quality architectural model representing how the shop originally appeared when opened for business along the mill race 180 years ago, the year in which Geneva was incorporated as a city. Of course there was no photography back then. The creation of the model — exterior, interior and the adjacent mill race — is based on measurements and analysis of the structure's remains and historical records, and was guided by volunteers who have expertise in pioneer-era blacksmithing, historic preservation and architectural modeling. This will be new information that has not been presented any place before. Some have said that no one has stepped forward with viable recommendations for repurposing the landmark that benefits the overall community. We wish to offer recommendations.

For your own information, our intended presentation will be totally positive and educational. No mention of Shodeen, or fines, or ordinances, etc. We would present the model and briefly discuss its genesis, the task force, the research, the deliberations and the fabrication. We can then answer questions about the model, and follow up with a vision for the future. In other words, basically what I presented to you during your visit.

I know the timing for a Committee of the Whole presentation could be difficult this time of year and only 30 day in which to accomplish it. But I hope you agree that it would be important that the presentation occurs before a City Council vote on the appeal.

If the mayor, other alderpersons or anyone else wishes to see the model in advance, I'm more than happy to host additional visits as you did to my house. Please contact me if you need more information or wish to discuss.

Cordially,

— Alan

Alan K Leahigh
211 Garfield Street
Geneva, IL 60134
(630) 440-9770

Begin forwarded message:

From: Bowring, Anaïs <abowring@geneva.il.us>
Subject: Re: Appreciate Your Visit

Date: December 9, 2025 at 9:34:25 AM CST
To: Alan Leahigh <alankleahigh@comcast.net>
Cc: "Malecki, William" <wmalecki@geneva.il.us>

Dear Alan,

It was a pleasure to meet with you and chat. I thought since we have a meeting coming up next week, I would introduce your interest in making a presentation next week during new business. Let me know if you'd rather we waited.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: 630.232.0000 ext 4001

On Dec 9, 2025, at 1:27?AM, Alan Leahigh <alankleahigh@comcast.net> wrote:

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Alderspersons Bowring and Malecki,

Thank you again for your visit on Sunday. I'm glad that we could get together to preview the architectural model of the Alexander brothers' foundry and blacksmith shop and to discuss related issues.

I'll keep in touch, and probably contact you after the Historic Preservation Commission holds its hearing next week. We'll know by then what's in the newest petition for demolition and what the commissioners have to say about it.

I appreciate your time. I think this is important for the community.

-- Alan

The City of Geneva, Illinois Since 1835

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Depauw, John
Sent: Monday, January 12, 2026 4:45:22 PM
To: FF/PM John DePauw
Subject: Fwd: Phone directory Update 1.2026

Begin forwarded message:

From: Viso, Joseph <jviso@geneva.il.us>
Date: Jan 9, 2026 at 11:22
To: ALL CITY STAFF <allcitystaff@geneva.il.us>
Subject: Phone directory Update 1.2026

Hello everyone,

Attached is the updated phone directory. Please let me know if you have any questions. Have a great rest of your day.

Joseph Viso

Administrative Analyst

City of Geneva, Illinois

Administrative Services Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4405](tel:630.232.4405)

jviso@geneva.il.us

From: Babica, Rich
Sent: Thursday, January 08, 2026 1:07:33 PM
Subject: Fwd: Roosevelt Utility Work Resident Complaint

Sent from my iPhone

Begin forwarded message:

From: Josh Voit <jsvoit@gmail.com>
Date: January 8, 2026 at 12:16:39?PM CST
To: "Babica, Rich" <rbabica@geneva.il.us>
Cc: Steve Chirico <stevechirico@gmail.com>
Subject: Re: Roosevelt Utility Work Resident Complaint

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Rich -

I spoke to the project manager from Sonoma who was onsite during the gas leak. He personally spoke to the homeowner and said the homeowner did express frustration that the City did not contact him about this work and implied that Sonoma was working for the City. The project manager corrected him and explained the situation, specifically explaining (a) Sonoma was not employed by the City (b) the work was related to The Roosevelt development and (c) Sonoma was employed by us, a private developer. My project manager said he remembers this interaction very clearly, the homeowner assumed this was City work which prompted Sonoma to explain. The homeowner accepted this response, he didn't appear to debate it & it wasn't discussed further.

Based on this detailed account from Sonoma, I'm inclined to believe him. Furthermore, this interaction was with a supervisor who is one of two of my primary contacts. He knows the job, who employs him etc. There would be no motivation from Sonoma to claim they were employed by the City.

Apologies this has gotten out of hand and is wasting City time and resources. We would like to make this right with our neighbor and propose restoring the landscaping. A Google picture from 2022 is below. The prior landscaping is a bit of an organized mess of ground cover, I'm confident we can come to an agreement with the homeowner on restoration.

Thanks,

Josh Voit
Roosevelt Holdings, LLC
(630) 442-8825 cell

28 E State St



rissey Ave

va, Illinois



Google Street View

022 [See more dates](#)



On Thu, Jan 8, 2026 at 11:07?AM Babica, Rich <rbabica@geneva.il.us> wrote:

I am sending you a rather lengthy email chain regarding the interactions we have had with this resident, and I have removed their name, emails and contact information to provide you the basis for and the latest issue.

From the City perspective, we cannot allow for a contractor not working for the City state to a resident that they are. I need you to discuss this with Sonoma Construction, and determine how best to correct his mis-statement. Also, the project team should be aware that there is at least one unhappy neighbor to your project:

01/08

Hello:

That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

01/08

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

01/02

Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

12/25

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.

5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

12/22

Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000),

rbabica@geneva.il.us

From: Ken Lusian <k.lusian@horizondbm.com>
Sent: Thursday, January 08, 2026 10:55 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Josh Voit <jsvoit@gmail.com>; Mark Engel <m.engel@horizondbm.com>
Subject: Roosevelt Utility Work Resident Complaint

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Good morning Rich,

Sorry to hear about the complaints received from residents related to ROW utility work for the Roosevelt project. Please forward any information you're able to share so we can assist in addressing any issues.

Thank You,

We've Moved! Please note our new address below.

Ken Lusian

Project Manager

HORIZON CONSTRUCTION GROUP, INC.

2810 Walton Commons Ln, Madison, WI 53718

E-mail: k.lusian@horizondbm.com | Website: www.horizondbm.com

Cell: 608-640-7343



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From: John Martin
Sent: Monday, December 01, 2025 1:17:57 PM
To: Stood, Emily
Subject: Fwd: Shodeen Blacksmith Shop Demolition Request

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----- Forwarded message -----

From: **John Martin** <johnmartin1119@gmail.com>
Date: Mon, Dec 1, 2025 at 12:18?PM
Subject: Shodeen Blacksmith Shop Demolition Request
To: <preservation@geneva.il.co>

To: Historic Preservation Commission
From: John Martin, 1017 Brigham Way, Geneva, Illinois

Members of the Commission:

I am unable to attend the December 16th meeting and am submitting this letter in support of the Shodeen petition to demolish the Mill Race blacksmith shop.

By way of introduction, my wife Jane and I have lived in Geneva for over 50 years and are both supporters of the Commission's efforts to constructively preserve and protect our community's architectural heritage. I have had the privilege of serving on the City's Plan Commission, Zoning Commission and Affordable Housing Committee. Additionally, I served two terms on the County Board, have been involved in many of the City's volunteer organizations and have a deep respect and love for this community.

Cutting to the chase, I am in complete support of this structure's demolition. Remembering its only marginal utility when part of the Mill Race Inn, attempting to integrate this remnant of history into a new project, in my opinion is little more than a fool's errand. Constructive re-use, such as the Pure Oil stations conversion into a bank drive-thru, leaves history visible and preserved. Embedding this structure into the walls of new construction, will preserve no truly visible architecture and be a waste of money and effort.

Cognizant of the fact that demolition is a difficult decision for a "preservation" commission I nonetheless respectfully urge that this body realistically and constructively grant the petition.

John Martin

From: Burns, Kevin

Sent: Sunday, January 11, 2026 6:21:49 PM

To: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; Sandack, Ron

Subject: Fwd: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

FYI

Begin forwarded message:

From: Karen Lando <karenlando@yahoo.com>

Date: January 11, 2026 at 6:12:30?PM CST

To: "Burns, Kevin" <kburns@geneva.il.us>

Cc: "Bowring, Anaïs" <abowring@geneva.il.us>, "Malecki, William" <wmalecki@geneva.il.us>, "Marks, Richard" <rmarks@geneva.il.us>, "Kosirog, Brad" <bkosirog@geneva.il.us>, "Furnish, Larry" <lfurnish@geneva.il.us>, "Kilburg, Dean" <dkilburg@geneva.il.us>, "Paschke, Martha" <mpaschke@geneva.il.us>, "Mayer, Amy" <amayer@geneva.il.us>, "Reinecke, Mark" <mreinecke@geneva.il.us>, "Palmquist, Jeff" <jpalmquist@geneva.il.us>

Subject: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

?*****

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mayor Burns and Aldermen,

In 1983 my husband and I moved our family to Geneva. After only one visit we knew it was exactly where we wanted to raise our children. We never once regretted our decision. Geneva was a dream come true small town. The Fox River, tree lined streets, train, wonderful shops, a great school system, and very important to us, it was dotted with history throughout the town. Every one of my friends and neighbors feels the same way. We all chose Geneva.

Geneva can continue on its plan for growth without removing its history.

The Alexander Blacksmith Shop is an essential part of the towns history.

It's well documented that Kent Shodeen said he would incorporate the shop in whatever he was allowed to build on the Mill Race property. He adaptively reused Community Hospital, The Rock Springs Creamery and Pump House.

There is no reason why the Blacksmith Shop can't be reused.

The Shodeen Group claims its condition is too severe. That responsibility is a direct result of them not doing one thing to protect it since the Mill Race in was demolished.

They have the means and the opportunity to right this wrong and keep their promise to the City and its residents. They also have the means to pay the fines they have incurred on the property.

I'm very concerned an unfortunate precedent will be set for future developers here if the Shodeen Family is allowed to renege on their original commitment, and the monetary obligations with seemingly no regard for Geneva and the residents.

From: Buesing, Matthew
Sent: Monday, January 12, 2026 8:39:40 AM
To: 'Dave Patzelt'
Subject: Geneva Concept Review Application

Morning Dave,

Please find the concept review application attached. The development staff team meets on the second and fourth Tuesdays of each month, from 9-11 am at City Hall. If you have any questions about the application or getting on a meeting agenda, just let me know.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4303](tel:630.232.0000.4303)

mbuesing@geneva.il.us

From: Kane County Chronicle
Sent: Monday, December 08, 2025 7:26:09 AM
To: Stahr, Kevin
Subject: Geneva sets special meeting to act on 2 ballot questions ahead of 2026 election

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Kane County Chronicle Morning Update

Geneva sets special meeting to act on 2 ballot questions ahead of 2026 election

[Read more](#)

[Today's eNewspaper](#)

Blacksmith shop: Geneva hearing set for Shodeen demolition request

[Read more](#)

Here's how to keep your dog safe in winter weather

[Read more](#)

How much were the most expensive home sales in Kane County, reported in the week of Nov. 24?

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Illinois State Police release November's Alcohol Countermeasure Enforcement results

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Marklund at Geneva names nurse as Employee of the Year

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Listen: Kane County's 5 most-read stories this week: Nov. 30-Dec. 6

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'Santa Paws' fundraiser set for Dec. 6
and 7**

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Kane County Chronicle St. Charles, IL 60174

From: Dave Patzelt
Sent: Monday, January 05, 2026 5:40:06 PM
To: DeGroot, David
Subject: Glen Ellyn legacy to a Grist Mill

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

This weekend I happened to be in downtown Glen Ellyn and stumbled upon a monument that the Developer provided for the Legacy Development (townhome and condominium development) provided in memory of the Grist Mill that once stood on their site. I thought I would share a photograph of it. It is not to far off from what we are talking about.

Is this something that I should share with the Council?





David Patzelt

From: Debra Schrilla

Sent: Tuesday, January 06, 2026 7:20:48 PM

To: Furnish, Larry; Kilburg, Dean

Subject: Historic Blacksmith Location

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Gentlemen,

As a resident of Geneva's 3rd Ward, I just wanted to state how much I appreciate all that has been done to preserve the blacksmith location along the river. It is apparent that Shodeen has allowed that location to become an eyesore in an attempt to clear the way to develop that site without any preservation restrictions. I believe that with some creative thinking the property could be developed in a way that preserves some of Geneva's history and is an asset to our community. I hope that Geneva will continue to stand strong and search for a solution that will embrace our history and not erase it.

Thank you for your service to our community,

Debra Schrilla

427 N Glengarry Drive

Sent from my iPad

From: Debra Schrilla

Sent: Tuesday, January 06, 2026 7:20:48 PM

To: Furnish, Larry; Kilburg, Dean

Subject: Historic Blacksmith Location

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Gentlemen,

As a resident of Geneva's 3rd Ward, I just wanted to state how much I appreciate all that has been done to preserve the blacksmith location along the river. It is apparent that Shodeen has allowed that location to become an eyesore in an attempt to clear the way to develop that site without any preservation restrictions. I believe that with some creative thinking the property could be developed in a way that preserves some of Geneva's history and is an asset to our community. I hope that Geneva will continue to stand strong and search for a solution that will embrace our history and not erase it.

Thank you for your service to our community,

Debra Schrilla

427 N Glengarry Drive

Sent from my iPad

From: Lisa Mills

Sent: Monday, December 15, 2025 11:49:48 AM

To: Stood, Emily

Subject: Historical Preservation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am a 40+ resident of Geneva. I would attend the hearing but I fell & broke my femur. I am at Delnor but beg the Preservation org to STOP Shodeen from erasing our Geneva history. They are relentless, the people in Geneva need to protect Geneva's history. When it is gone, we cannot get it back.
Sent from my iPhone

From: Dave Patzelt

Sent: Friday, December 12, 2025 12:18:44 PM

To: Stood, Emily

Subject: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 12:43:29 PM
To: Stahr, Kevin
Subject: in the event RBN still cannot retrieve his documents.....

I have not heard from him as yet, just covering my bases.

Keep these handy if you hear from him.

Thanks,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4109](tel:630.232.0000.4109)

jfornari@geneva.il.us

From: Stahr, Kevin
Sent: Monday, January 12, 2026 8:36:32 AM
To: DeGroot, David; Stood, Emily
Cc: Fornari, Jeanne; Voigt, Alex
Subject: In The News - Architectural Model

From the Aurora Beacon-News:

Some Geneva residents still pushing to save structure at old Mill Race Inn site, with demolition vote looming



Alan Lehigh talks to a group of residents about plans to try and save a landmarked structure in Geneva, at the site of the old Mill Race Inn, on Jan. 8, 2026. (Molly Morrow/The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: January 9, 2026 at 5:17 PM CST

In a last-minute effort to save a landmarked structure along the Fox River from being torn down, a group of Geneva residents is proposing the structure be turned into a visitor information center.

On Monday evening, the Geneva City Council is expected to vote on whether the limestone structure, formerly part of the Mill Race Inn, can be demolished. Last month, the city's Historic Preservation Commission [unanimously shot down](#) a request by Dave Patzelt, the president of Geneva-based Shodeen Group, to demolish the structure.

Patzelt then appealed the decision, which is why the matter now goes to the full council for a vote.

But, before the meeting on Jan. 12, some Geneva residents have pulled together a pitch to save the landmark structure.

The structure in question [was previously part of](#) the Mill Race Inn restaurant, which operated from the 1930s until it shuttered in 2011.

Though perhaps most famously a part of the popular eatery, the building [existed](#) long before that. It first housed a blacksmith shop in the 1840s, but, before it became part of the longstanding Geneva restaurant, housed a number of other businesses too: a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop, for example.

But, after the former Mill Race Inn site [was acquired](#) by Geneva-based development company Shodeen Group, demolition of most of the property [began](#) in 2016. The 1840s-era limestone sections, at the time, were to be evaluated as to whether they could be considered a historic landmark or be incorporated within any future development of the property.

What remains of the limestone building — which [was designated](#) as a landmark in 2018 — [weathered](#) multiple requests by its owner to demolish it over the years, none of which ultimately came to fruition.

Then, in October, Patzelt again [asked](#) the city to demolish the structure, arguing that keeping the structure is no longer in the majority of the community's best interest. The matter came to the city's Historic Preservation Commission last month, and was again shot down.

The property is no longer owned by Shodeen itself, according to Patzelt, but by the Mill Race Land Company, LLC, though Shodeen Construction Company [remains listed](#) as the contractor on the original application for demolition from October.

Patzelt [appealed](#) to the City Council the day after the Preservation Commission determination was made. The council can now vote to uphold, amend or reverse entirely the commission's decision, but a reversal or modification requires a two-thirds majority of the aldermen to vote for it. The vote [must occur](#) within 30 calendar days of an appeal being made.

So, in advance of [Monday's planned vote](#), a group of Geneva residents has come together in an attempt to stop the structure from being torn down — complete with an architectural model of what the blacksmith shop may have once looked like.

As a downpour carried on outside, around two dozen residents — including a few members of the Historic Preservation Commission and Geneva Ald. Mark Reinecke — gathered for a meeting on Thursday at the Comfort Inn & Suites in Geneva to talk about the proposal, and the fate of what was once the Alexander Brothers' Blacksmith Shop.

With the architectural model of the Blacksmith Shop front and center in the meeting room, the residents listened to Alan Leahigh, a preservation advocate who lives in Geneva's 1st Ward, where the structure [is located](#). Leahigh is one of the residents behind the recent push to preserve the Blacksmith Shop.

Leahigh said that, because “unfortunately, (they) don't have a time machine,” making a model was “the next best thing.”

The model itself was constructed by Craig Elliott, who also joined the resident meeting on Thursday. It was meant to represent what the Alexander Brothers' Blacksmith Shop may have looked like in the 1840s. It features the shop itself, as well as the nearby mill race.

Also displayed at the meeting was a watercolor painting by Chuck Cassell of the old Blacksmith Shop. Leahigh said a conversation with Cassell was part of what prompted this recent effort to save the structure.

“The trouble is that everybody sees these ruins, these remnants, and they're ugly,” Leahigh said at the meeting on Thursday. “Let's get (rid of) the ugliness, and I think most people really agree with that, but people didn't have much of a vision of what it might have looked like (in) the beginning.”

Thus, following some research into the structure's history, the architectural model and the painting ultimately came about, Leahigh explained.

“We think this is a pretty good representation,” Leahigh said. “We've done measurements, so ... the ratios are all correct and so forth.”

These efforts had been in progress before the most recent demolition request from Shodeen, Leahigh explained, but upon hearing about the request, the involved residents finished up the project for the public to see.

“The problem is that people don't, all they see is the ruins there, and don't see the possibilities of what it was and what it could be,” Leahigh said.

But, even if the council votes to keep the structure standing, Leahigh noted that there needs to be a vision for how it could be used.

His group's suggestion? A visitor information center for the tri-cities: Geneva, St. Charles and Batavia.

Leahigh pointed to how such a project could serve those using the nearby Fox River trail, canoers and kayakers and other visitors to downtown Geneva.

He also pointed to how it could serve as a sort of bicentennial project in the coming years. James and Charity Herrington and their family, often considered the founders of Geneva, first arrived in the area in 1835, according to [the city's history](#).

How does such a project come to fruition? Leahigh, on Thursday, said that is “not (their) expertise” and that the expected costs are “a little out of (their) lane,” but said that “the city’s got to grab hold and do something” if the developer will not.

Patzelt, in an email to The Beacon-News, on Friday said that week was “the first that (he has) heard of” the visitor center idea. Pointing to previous requests from those in favor of preserving the structure for additional time to determine how it might be used, Patzelt said that no one “willing to rehabilitate, relocate, reuse, or repurpose materials ... has come forward” in the years since.

As for the reuse of the building in general, Patzelt cited a 2022 estimate of \$1.5 million to renovate and restore the structure, saying that there is “nobody that (Shodeen is) aware of who will fund paying to restore the structure and then pay to continue to maintain the structure.”

“It is unfortunate that the remnant structure is simply not (reusable),” Patzelt said in the email.

At Thursday’s meeting, some residents questioned whether the project would be feasible or desired by Shodeen, and discussed what could be done in advance of Monday’s meeting.

Reinecke, who represents the 5th Ward, suggested at the meeting that residents who are opposed to the structure being torn down should “keep (their) eye on” the fact that they do not want the structure torn down, and that whatever comes next can be negotiated in the future.

On Monday, the council [is to decide](#) whether to grant or deny the demolition request “upon consideration of the written record of the commission’s decision and the applicant’s appeal,” per the city.

“Monday’s special City Council meeting will be tightly managed to ensure due process is followed every step of the way,” Geneva Mayor Kevin Burns told The Beacon-News on Friday.

The City Council meeting will take place at 7 p.m. Monday, Jan. 12, at 109 James St. in Geneva.

Thanks,

K*

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From: Stahr, Kevin
Sent: Wednesday, January 14, 2026 4:26:59 PM
To: DeGroot, David; Stood, Emily
Cc: Voigt, Alex; Fornari, Jeanne
Subject: In The News - City Council Meeting

From the Aurora Beacon-News:

Geneva City Council denies appeal to demolish landmarked structure at old Mill Race Inn site



The landmarked structure at 4 E. State St. in Geneva, seen on Jan. 12, 2026, was formerly part of the Mill Race Inn. The structure, which dates back to the mid-19th century according to the city, has weathered several requests for demolition in recent years. (Molly Morrow/The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: January 14, 2026 at 3:09 PM CST

The landmarked structure at 4 E. State St. in Geneva — part of what was once the Mill Race Inn — will remain for now, after the Geneva City Council on Monday denied an appeal seeking its demolition.

On Monday, the City Council was tasked with whether to overturn [a ruling of the city's Historic Preservation Commission in December](#) that denied a request by Dave Patzelt, president of Geneva-based Shodeen Group, for demolition of the building.

Following a lengthy discussion on Monday evening, the appeal that would allow for demolition failed in a 6-4 vote, with council members Martha Paschke, Mark Reinecke, Anaïs Bowring and William Malecki voting against it. A supermajority of seven or more council members would have been needed to overturn the Historic Preservation Commission's decision.

The City Council vote on Monday is the latest in what has been years of discussion about the structure, [previously part of](#) the Mill Race Inn restaurant, which operated from the 1930s until it shuttered in 2011.

Though perhaps most famously a part of the popular restaurant, the building [existed](#) long before that. It first housed a blacksmith shop in the 1840s, but, before it became part of the longstanding Geneva restaurant, housed a number of other businesses too, such as a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop.

The site [was later acquired](#) by the Shodeen Group, and demolition of most of the property [began](#) in 2016. The 1840s-era limestone sections, at the time, were to be evaluated as to whether they could be considered a historic landmark or be incorporated within any future development of the property.

Since then, what remains of the limestone building — which [was designated](#) as a landmark in 2018 — [weathered](#) multiple requests by its owner to demolish it over the years, none of which were ultimately successful.

Then, in October, Patzelt again [asked](#) the city to demolish the structure. The request for demolition came to the city’s Historic Preservation Commission last month, and [was again shot down](#).

The property is no longer owned by Shodeen itself, Patzelt [has said](#), but by the Mill Race Land Company, LLC, though Shodeen Construction Company [remains listed](#) as the contractor on the original application for demolition from October.

Patzelt [appealed](#) to the City Council the day after the Preservation Commission determination was made, meaning the matter went to the City Council for a vote.

The commission’s decision in December, and the subsequent appeal by Patzelt, generated a response from some community members — a small group, for example, that was advocating for preservation of the structure completed an architectural model of it and [held a community meeting just days before Monday’s City Council meeting](#), making a last-minute pitch to turn the building into a visitor information center.

At Monday’s meeting, Geneva Mayor Kevin Burns emphasized that the council’s role was not to serve in its usual function but in a “quasi-appellate court capacity.” He discouraged the council from considering any evidence or information beyond that which was considered at the December Historic Preservation Commission meeting.

At the meeting, Patzelt again presented his case for demolition of the structure.

He said that the records included in the application seeking demolition include things like a list of the irreparable and deteriorated building features, a cost estimate for rehabilitating the structure and a narrative on steps that have been taken to potentially relocate it.

He also pointed to the city’s previous parameters for using the site, and noted the possibility of the structure being deconstructed and put up somewhere else nearby.

“It has been eight years since we first started talking about this structure,” Patzelt said at Monday’s meeting. “And, after over 20 ... public meetings, there has been no progress made by either of these parties involved in this site.”

He pointed to residents speaking out about the issue, and said that he thinks the majority reflect a desire for the structure to be demolished.

Paul Zellmer, the chair of the Historic Preservation Commission, also spoke at Monday’s meeting, sharing the commission’s reasons for its decision.

Zellmer said that public testimony showed divided views among the community, and “did not establish an objective or measurable basis to conclude that the majority of the community supports demolition.”

He also said that the applicant “did not present concrete development proposals and (demonstrate) that demolition is necessary to achieve community benefit, nor did the record establish reasonable alternatives to the demolition had been exhausted.”

Zellmer also said that deterioration of the structure does not demonstrate that demolition is in the best interest of the community, citing concerns about long-term neglect of the property, and noted that there was concern approving the demolition would “risk establishing precedent inconsistent with the intent of the historic preservation ordinance.”

In response, Patzelt acknowledged that public opinion was divided, but said that the commission was tasked with weighing how public opinion was split, and said he feels the majority are in favor of demolition.

As to the lack of a redevelopment plan, Patzelt said the developer can’t prepare one without knowing whether they are allowed to demolish the structure, but that they would do so if granted a demolition permit.

“We are also committed to trying to pay homage or pay some legacy or some documentation — visual, as well as physical — of the historic remnant structure,” Patzelt also said at Monday’s meeting. He noted the possibility of reincorporating its stone into some kind of directory map that tells the story of the historic blacksmith structure.

Patzelt declined The Beacon-News' request for comment on Tuesday about Monday's decision and what's next for the structure.

But, while Monday's vote narrowly came out in favor of the structure remaining, many of the council members shared their frustrations with the status quo when it comes to the structure's current state.

"What remains is a partial remnant that has been significantly altered over time and is no longer functionally or physically connected to that which gave it historic significance," Ald. Brad Kosirog, who voted in favor of demolition, said. "The code does not require preservation at any cost, nor does it require maintaining a structure where reuse is impractical and unsupported by the site's current condition."

Bowring, who voted against demolition, said she came to a different conclusion, arguing that the petitioner did not present sufficient evidence that demolition would be in the community's interest.

"I think a question that remains in my mind and a lot of minds is: what is next?" Bowring asked. "I think that is part of the consideration of community interest."

She suggested that a redevelopment that incorporates the historic structure or a new development were possibilities, and said the fact that the community would like to see changes to the site "is not the standard that they needed to demonstrate in order for (her) to support demolition."

"I don't think that (the developer needs) to feel as stuck as they claim to be absent granting of their demolition request," Bowring said. "That winds up feeling like they are holding this important site hostage and saying that, if you do not give us this demolition request, we will sit on this site for an indefinite period, which is, I think, not in this community's best interest."

Reinecke attributed some of the contentiousness to a conflict between economic development and historic preservation.

"The thing that troubles me about this is that they are seen as being against one another, rather than as an opportunity for solution-focused thinking and collaboration, and it's been that way for some time," he said.

But, though he said he thinks the structure can be preserved and that he doesn't support demolition, Reinecke also noted that the community has grown "impatient."

"All of us would like to see something of value and use placed onto that site," he said. "And it's been taking a long time. And I don't think there's anyone who's (saying), 'Let's just let it float for a bit.' That's not the tone of the community right now."

Malecki, who also voted against allowing demolition, questioned whether the vote was "basically as a matter of convenience to push things forward."

Other council members spoke more favorably of demolition.

Ald. Richard Marks, later in the meeting, suggested that it was "hard to see some practical reuse of the building as it stands now."

And Ald. Dean Kilburg, who said he supports demolition, reiterated that progress needs to be made on the site.

"After eight years, we're not making any progress," Kilburg said, "and I think that contributes to the pushback from the community that something needs to be done, that that's a responsibility now that falls upon us."

But even those who voted in favor of overruling the commission's determination and allowing for demolition acknowledged the community's concerns.

"I can say with clarity there's no clarity," Ald. Jeff Palmquist said. "It really is a split opinion of our residents."

Palmquist said, however, that he would support demolition "with the optimism that we will ultimately get at a better place than we would otherwise if we did not."

“People definitely want something to happen,” Ald. Amy Mayer added to the discussion. “What I’ve been told is that they’d like City Council and the city of Geneva to excuse themselves and get out of the way of progress from happening.”

Saying that Patzelt’s plans to pay homage to the structure and to form a redevelopment plan are not enforceable, Mayer requested that the stone structure being made available for a memorial of some kind be part of the conditions for demolition, about which there was some discussion.

Paschke, for example, said she didn’t support that change and didn’t “feel comfortable making that a condition.” Both she and Bowring suggested that those conditions by the petitioner to pay homage to the structure and create a redevelopment plan for the site could have been brought forward anytime before in the years the site has been considered.

Paschke, who opposed the demolition, similar to Bowring, argued that there wasn’t enough evidence that keeping the structure is not in the best interest of the community, and suggested that it “sets a bad precedent” to “demolish a designated historic structure for nothing.”

Following Monday’s narrow vote, the structure will remain for now, though its future remains uncertain. But, over the course of Monday’s meeting, members of the council repeatedly emphasized their desire to resolve the situation going forward, rather than continuing to allow the site to sit unchanged.

“We really do want something to happen here,” Mayer said at Monday’s meeting. “I really hope that this doesn’t cause the proverbial ... board game to get tossed in the air and walked away from.”

K*

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From: Stahr, Kevin
Sent: Monday, December 08, 2025 8:36:36 AM
To: DeGroot, David
Cc: Voigt, Alex; Fornari, Jeanne
Subject: In The News - HPC

From the [Kane County Chronicle](#).

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=KEVIN STAHRD8C

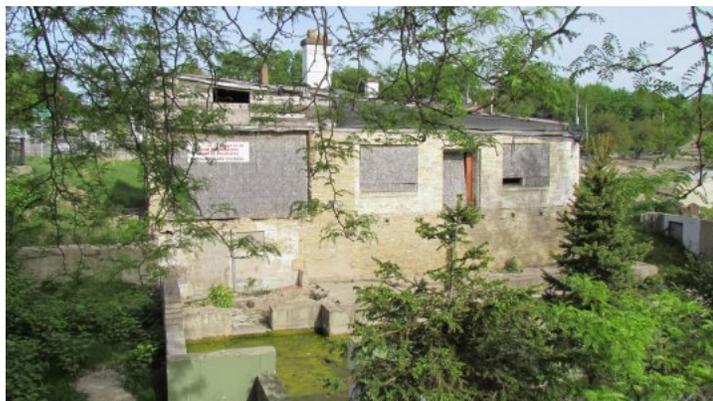
Sent: Friday, December 26, 2025 8:27:56 AM

To: David DeGroot; Stood, Emily

Subject: In The News - HPC

From the Aurora Beacon-News:

Geneva commission again denies demolition request for landmarked structure at old Mill Race Inn site



Linda Girardi/The Beacon-News

The remains of a limestone structure at 4 E. State St. in Geneva on the northern edge of the former Mill Race Inn property are seen in a photo from 2023. (Linda Girardi/For The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: December 26, 2025 at 6:00 AM CST

Some say it's an eyesore. Others appeal to its history. Some want to see it repurposed, others call for its demolition.

But before it became a site for public debates, the limestone structure at 4 E. State St. [had](#) many lives, according to the city of Geneva: it was a blacksmith shop in the 1840s, a carriage painting shop shortly after the turn of the 20th century and was part of the property of a longstanding Geneva restaurant that operated from the 1930s until it shuttered in 2011.

In more recent years, what remains of the limestone building on the northern edge of the former Mill Race Inn property has been a source of contention in Geneva. Its owner has on several occasions appealed to the city to tear it down, the city has denied its requests, and preservationists have joined the mix in attempts to keep it standing.

Last week, the city's Historic Preservation Commission unanimously shot down another request by Dave Patzelt, the president of Geneva-based Shodeen Group, to demolish the structure.

Its future remains uncertain, however, as Shodeen has already filed an appeal of the commission's decision, meaning the Geneva City Council could still override the commission and vote to allow demolition. Discussion at the Dec. 16 meeting also led to a number of calls for redeveloping the property — another matter that's come before the city in the past.

These debates about the structure at the former Mill Race Inn property in downtown Geneva have been years in the making.

According to the city, the limestone building [was](#) first the Alexander Brothers' Blacksmith Shop in the mid-19th century. Among other things, it later was used as a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop.

The site of the property later was incorporated into an iconic restaurant, the Mill Race Inn.

After almost 80 years, the Mill Race Inn closed in 2011, and the property [was eventually acquired](#) by Geneva-based development company Shodeen Group. Demolition of most of the property [began](#) in 2016. At the time, city officials [said](#) the developer would evaluate the 1840s-era limestone sections to determine if the structure could be considered a historic landmark or be incorporated within any future development of the property.

In 2017, Shodeen [looked to demolish](#) the limestone building that had been part of the restaurant property, but the matter was put on hold early in 2018 after a Geneva resident [moved to get it designated as a historic landmark](#).

Later that year, the building [got](#) a landmark designation from the city, and preservationists advocated for repurposing the site for another use.

A residential development at the site [was considered](#) in 2019, but [later rejected](#) by the Geneva City Council.

Fast forward a few years, the Shodeen Family Foundation again requested permission to demolish the building, but it [was unanimously shot down](#) by the city's Historic Preservation Commission. Following an appeal by the developer, the City Council [affirmed](#) the commission's decision in 2023.

Later that year, the city [cited](#) the property owner for code violations, per documents from the city, and a ruling was made on the case in September 2025 in the city's favor, requiring that the building be made weather-tight.

Then, in recent months, Shodeen made a request for demolition again. The [application](#) by Patzelt claims that the stone structure "stands in the way of" redevelopment goals for the property and that "no positive impacts have been accomplished" in the eight years of discussions regarding the structure. The application asks the city to consider the demolition request on the grounds that the structure "is not in the best interest of the majority of the community."

At the Dec. 16 meeting Patzelt noted that, previously, part of the hold on the future of the building was to give residents additional time to find something that could be done with the structure.

"I would suggest that, whatever amount of time, that time has passed," Patzelt said. "It's been long enough. There's been several different attempts ... whether it's to find a buyer, to move the structure, to find somebody that is interested in renovating the structure or ... using it for some specific use."

He argued that the cost to repair the structure is in excess of what it's worth.

"The time has come that we need to make some further decisions on it," he said.

Several of the commissioners offered their opinions on the request at last week's meeting, and considered what the future of the property might look like.

Commissioner Jewel Jensen — pointing to the portion of Shodeen's application related to a failed stakeholder input initiative about the site — suggested that taxpayer-funded efforts to determine the property's future were not successful because the owner didn't ultimately submit development plans for approval, has not protected the structure from the elements and has not agreed to work with a study group about the site.

Jensen also noted the fine the owner has incurred from the city, questioning whether the city would have to pay it if the demolition request were to be approved.

Jensen also asked about the ownership, and Patzelt clarified that the property is no longer owned by Shodeen itself, but by the Mill Race Land Company, LLC. Shodeen [remains listed](#) as the contractor on the original application for demolition from October.

Some of the response to the request for demolition centered around the criticism that there had been no significant change since the last time Shodeen came to the city asking to tear down the structure.

"I just want to make clear ... that nothing has changed since 2023 in August when this commission denied demolition, with the exception of, I'm assuming, additional letters that are in favor of demolition being submitted to the commission," said Commissioner Kevin Phillips.

Patzelt said he would “admit that there’s maybe no change,” but reiterated that there had been a request for more time, more time had been given, and no solution has since materialized.

Phillips argued that, because that request for additional time didn’t come from the commission, it was “irrelevant” from anything being different from its latest decision in 2023.

“Since that time, Shodeen has done nothing except drag the city into hearings in courts and question the (commission’s) decision, and, in the meantime, has allowed that building to deteriorate such, to the point where, now, maybe many people in ... the community view it as an eyesore,” Phillips said. “You’re asking us to approve a demolition that basically is based on an eyesore that you’ve created.”

Patzelt said he doesn’t think much has changed from deterioration.

Commissioner Lisa McManus suggested that there should have been work on a development plan for the property.

“It’s just not a property, right now, that’s in good shape,” she said. “And the reality is that we need, rather than have these conversations about taking the building down, for years we could’ve just presented something ... Shodeen could be making money on this property, but yet here we are entertaining another demo request.”

Patzelt said that, to do so, Shodeen would need to know what is to be done with the structure in order to make a redevelopment plan.

And Commissioner Mike Riebe asked whether, if the structure must remain, Shodeen plans to let the property sit as is, rather than develop the site.

Patzelt said they would, and noted that structural engineers have said the walls and footings are not capable of sustaining any additional load, so they couldn’t put an addition on the building.

During the meeting, a number of residents — split between those in favor and those against demolition — also advanced their suggestions about the site and what they hoped would come of it.

Several of those opposed to demolition spoke of their hopes that the site would ultimately be redeveloped.

“If the (commission) were to deny this demolition application, there is an opportunity for the former blacksmith shop to be part of a larger redevelopment at a minimal cost to the property owner,” said Al Watts, the community engagement director of local nonprofit Preservation Partners of the Fox Valley. “Collaboration between the public and the owner with that goal in mind would likely accomplish something the community could be proud of that both honors the legacy of Geneva’s industrial past and stimulates Geneva’s future.”

Alan Leahigh, of Geneva, said Shodeen is bringing forward a “false choice” between keeping the structure or demolition, suggesting that efforts to restore or redevelop the building would be “much more favorably received” by the community.

And Lee Eysturlid, who said he lives across the street from the structure, said whether the building is an “eyesore” is subjective, and criticized the “stonewalling of the process” as setting a precedent for the future. He also spoke about his view on preservation, including what the future of the site could end up as.

“It’s not just the present of the history ... that you preserve, but it’s the future of the history you preserve,” Eysturlid said. “And it’s not just the building, it’s the space. And by removing the building, you open this space up to a six-story monolith. And I know that’s not part of the point, but it is the point, because history is also into the future. Otherwise, why are we preserving anything?”

Some individuals from the area felt otherwise, criticizing in particular the impact the deteriorating structure has on the neighborhood and the city’s economic position.

Herb Nachreiner, of Elgin, said that even decades ago, the blacksmith shop “was a piece of junk, and it’s even worse today.” He noted that the site is essentially the gateway to Geneva’s business district, and that businesses “never get a second chance at a first impression.”

“Move on,” Nachreiner said. “We’re beating a dead horse with this building.”

Similarly, Patrice Bertheau, of Geneva, pointed out that there is “no progress being made” on the property, and it is having an impact on “neighborhood pride and economic potential, as it discourages investment and tourism.”

Another nearby resident of the structure, Ed Streibig, said he hopes there will be a sidewalk by the site for safety reasons, and that he is “here looking for progress.”

“When I think about progress, the quickest way to progress seems like demolition,” Streibig said. He suggested taking the stone blocks from the structure and incorporating them into a new structure.

Ultimately, after the public hearing on the proposal for demolition, the commission again considered the possibility, but ultimately landed in opposition to Patzelt’s request.

Riebe said they haven’t gotten a “good faith proposal” for redeveloping the site and suggested that Shodeen has just been “waiting and waiting and waiting to strongarm — whether it’s us or City Council to give in, give them what they want.”

“The differences between the petition ... to demo a few years ago versus today is that the property has sat longer,” McManus added.

The commission also considered how it could judge what the consensus from the community is, and Jensen suggested that the owner and community don’t have to be in opposition going forward.

“I believe that we can come to a solution if we do work together on this,” Jensen said.

The commission ultimately unanimously shot down the demolition permit request on Tuesday.

But Patzelt, in an email to The Beacon-News, says an appeal has been filed with the City Council, which the city also confirmed. A city spokesman said the date the council will consider the matter has not yet been determined.

The City Council has the ability to uphold, amend or reverse the commission’s decision, Historic Preservation Commission Chair Paul Zellmer noted at the Dec. 16 meeting.

Per the city, the council [must vote](#) on the commission’s determination within 30 calendar days of an appeal being made. A reversal or modification of the commission’s decision requires a two-thirds majority of the aldermen.

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From: Stahr, Kevin
Sent: Friday, December 26, 2025 8:31:04 AM
To: DeGroot, David; Stood, Emily
Subject: In The News - HPC

From the Aurora Beacon-News:

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Linda Girardi/The Beacon-News

The remains of a limestone structure at 4 E. State St. in Geneva on the northern edge of the former Mill Race Inn property are seen in a photo from 2023. (Linda Girardi/For The Beacon-News)

By [Molly Morrow](#) | mmorrow@chicagotribune.com | Aurora Beacon-News

PUBLISHED: December 26, 2025 at 6:00 AM CST

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Last week, the city's Historic Preservation Commission unanimously shot down another request by Dave Patzelt, the president of Geneva-based Shodeen Group, to demolish the structure.

Its future remains uncertain, however, as Shodeen has already filed an appeal of the commission's decision, meaning the Geneva City Council could still override the commission and vote to allow demolition. Discussion at the Dec. 16 meeting also led to a number of calls for redeveloping the property — another matter that's come before the city in the past.

These debates about the structure at the former Mill Race Inn property in downtown Geneva have been years in the making.

According to the city, the limestone building [was](#) first the Alexander Brothers' Blacksmith Shop in the mid-19th century. Among other things, it later was used as a wagon manufacturing and blacksmithing shop, a cooperage and a carriage painting shop.

The site of the property later was incorporated into an iconic restaurant, the Mill Race Inn.

After almost 80 years, the Mill Race Inn closed in 2011, and the property [was eventually acquired](#) by Geneva-based development company Shodeen Group. Demolition of most of the property [began](#) in 2016. At the time, city officials [said](#) the developer would evaluate the 1840s-era limestone sections to determine if the structure could be considered a historic landmark or be incorporated within any future development of the property.

In 2017, Shodeen [looked to demolish](#) the limestone building that had been part of the restaurant property, but the matter was put on hold early in 2018 after a Geneva resident [moved to get it designated as a historic landmark](#).

Later that year, the building [got](#) a landmark designation from the city, and preservationists advocated for repurposing the site for another use.

A residential development at the site [was considered](#) in 2019, but [later rejected](#) by the Geneva City Council.

Fast forward a few years, the Shodeen Family Foundation again requested permission to demolish the building, but it [was unanimously shot down](#) by the city's Historic Preservation Commission. Following an appeal by the developer, the City Council [affirmed](#) the commission's decision in 2023.

Later that year, the city [cited](#) the property owner for code violations, per documents from the city, and a ruling was made on the case in September 2025 in the city's favor, requiring that the building be made weather-tight.

Then, in recent months, Shodeen made a request for demolition again. The [application](#) by Patzelt claims that the stone structure "stands in the way of" redevelopment goals for the property and that "no positive impacts have been accomplished" in the eight years of discussions regarding the structure. The application asks the city to consider the demolition request on the grounds that the structure "is not in the best interest of the majority of the community."

At the Dec. 16 meeting Patzelt noted that, previously, part of the hold on the future of the building was to give residents additional time to find something that could be done with the structure.

"I would suggest that, whatever amount of time, that time has passed," Patzelt said. "It's been long enough. There's been several different attempts ... whether it's to find a buyer, to move the structure, to find somebody that is interested in renovating the structure or ... using it for some specific use."

He argued that the cost to repair the structure is in excess of what it's worth.

"The time has come that we need to make some further decisions on it," he said.

Several of the commissioners offered their opinions on the request at last week's meeting, and considered what the future of the property might look like.

Commissioner Jewel Jensen — pointing to the portion of Shodeen's application related to a failed stakeholder input initiative about the site — suggested that taxpayer-funded efforts to determine the property's future were not successful because the owner didn't ultimately submit development plans for approval, has not protected the structure from the elements and has not agreed to work with a study group about the site.

Jensen also noted the fine the owner has incurred from the city, questioning whether the city would have to pay it if the demolition request were to be approved.

Jensen also asked about the ownership, and Patzelt clarified that the property is no longer owned by Shodeen itself, but by the Mill Race Land Company, LLC. Shodeen [remains listed](#) as the contractor on the original application for demolition from October.

Some of the response to the request for demolition centered around the criticism that there had been no significant change since the last time Shodeen came to the city asking to tear down the structure.

"I just want to make clear ... that nothing has changed since 2023 in August when this commission denied demolition, with the exception of, I'm assuming, additional letters that are in favor of demolition being submitted to the commission," said Commissioner Kevin Phillips.

Patzelt said he would “admit that there’s maybe no change,” but reiterated that there had been a request for more time, more time had been given, and no solution has since materialized.

Phillips argued that, because that request for additional time didn’t come from the commission, it was “irrelevant” from anything being different from its latest decision in 2023.

“Since that time, Shodeen has done nothing except drag the city into hearings in courts and question the (commission’s) decision, and, in the meantime, has allowed that building to deteriorate such, to the point where, now, maybe many people in ... the community view it as an eyesore,” Phillips said. “You’re asking us to approve a demolition that basically is based on an eyesore that you’ve created.”

Patzelt said he doesn’t think much has changed from deterioration.

Commissioner Lisa McManus suggested that there should have been work on a development plan for the property.

“It’s just not a property, right now, that’s in good shape,” she said. “And the reality is that we need, rather than have these conversations about taking the building down, for years we could’ve just presented something ... Shodeen could be making money on this property, but yet here we are entertaining another demo request.”

Patzelt said that, to do so, Shodeen would need to know what is to be done with the structure in order to make a redevelopment plan.

And Commissioner Mike Riebe asked whether, if the structure must remain, Shodeen plans to let the property sit as is, rather than develop the site.

Patzelt said they would, and noted that structural engineers have said the walls and footings are not capable of sustaining any additional load, so they couldn’t put an addition on the building.

During the meeting, a number of residents — split between those in favor and those against demolition — also advanced their suggestions about the site and what they hoped would come of it.

Several of those opposed to demolition spoke of their hopes that the site would ultimately be redeveloped.

“If the (commission) were to deny this demolition application, there is an opportunity for the former blacksmith shop to be part of a larger redevelopment at a minimal cost to the property owner,” said Al Watts, the community engagement director of local nonprofit Preservation Partners of the Fox Valley. “Collaboration between the public and the owner with that goal in mind would likely accomplish something the community could be proud of that both honors the legacy of Geneva’s industrial past and stimulates Geneva’s future.”

Alan Leahigh, of Geneva, said Shodeen is bringing forward a “false choice” between keeping the structure or demolition, suggesting that efforts to restore or redevelop the building would be “much more favorably received” by the community.

And Lee Eysturlid, who said he lives across the street from the structure, said whether the building is an “eyesore” is subjective, and criticized the “stonewalling of the process” as setting a precedent for the future. He also spoke about his view on preservation, including what the future of the site could end up as.

“It’s not just the present of the history ... that you preserve, but it’s the future of the history you preserve,” Eysturlid said. “And it’s not just the building, it’s the space. And by removing the building, you open this space up to a six-story monolith. And I know that’s not part of the point, but it is the point, because history is also into the future. Otherwise, why are we preserving anything?”

Some individuals from the area felt otherwise, criticizing in particular the impact the deteriorating structure has on the neighborhood and the city’s economic position.

Herb Nachreiner, of Elgin, said that even decades ago, the blacksmith shop “was a piece of junk, and it’s even worse today.” He noted that the site is essentially the gateway to Geneva’s business district, and that businesses “never get a second chance at a first impression.”

“Move on,” Nachreiner said. “We’re beating a dead horse with this building.”

Similarly, Patrice Bertheau, of Geneva, pointed out that there is “no progress being made” on the property, and it is having an impact on “neighborhood pride and economic potential, as it discourages investment and tourism.”

Another nearby resident of the structure, Ed Streibig, said he hopes there will be a sidewalk by the site for safety reasons, and that he is “here looking for progress.”

“When I think about progress, the quickest way to progress seems like demolition,” Streibig said. He suggested taking the stone blocks from the structure and incorporating them into a new structure.

Ultimately, after the public hearing on the proposal for demolition, the commission again considered the possibility, but ultimately landed in opposition to Patzelt’s request.

Riebe said they haven’t gotten a “good faith proposal” for redeveloping the site and suggested that Shodeen has just been “waiting and waiting and waiting to strongarm — whether it’s us or City Council to give in, give them what they want.”

“The differences between the petition ... to demo a few years ago versus today is that the property has sat longer,” McManus added.

The commission also considered how it could judge what the consensus from the community is, and Jensen suggested that the owner and community don’t have to be in opposition going forward.

“I believe that we can come to a solution if we do work together on this,” Jensen said.

The commission ultimately unanimously shot down the demolition permit request on Tuesday.

But Patzelt, in an email to The Beacon-News, says an appeal has been filed with the City Council, which the city also confirmed. A city spokesman said the date the council will consider the matter has not yet been determined.

The City Council has the ability to uphold, amend or reverse the commission’s decision, Historic Preservation Commission Chair Paul Zellmer noted at the Dec. 16 meeting.

Per the city, the council [must vote](#) on the commission’s determination within 30 calendar days of an appeal being made. A reversal or modification of the commission’s decision requires a two-thirds majority of the aldermen.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Viso, Joseph
Sent: Tuesday, December 16, 2025 11:39:34 AM
Subject: Internal Newsletter & Updated Phone Directory

Good morning everyone,

Attached is the Internal Newsletter for Winter 2025-2026. The newsletter, as well as previous issues, can be found on the City's [Intranet](#) as well.

I also attached an updated phone directory. The only changes from were just some name/title changes.

Have a great rest of the year and stay warm out there!

Joseph Viso

Administrative Analyst

City of Geneva, Illinois

Administrative Services Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4405](tel:630.232.0000.4405)

jviso@geneva.il.us

From: Dave Patzelt
Sent: Wednesday, January 14, 2026 9:58:23 AM
To: Kilburg, Dean; Larry Furnish
Subject: La Grange backs teardown of iconic building to make way for condos 011326.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

On the same night...a different community...different results.

From: Dean Kilburg
Sent: Tuesday, January 13, 2026 4:03:00 PM
To: Tymoszenko, Cathleen
Cc: Voigt, Alex
Subject: Landmarks Illinois Funding

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Kathleen,

The following memo from Landmarks Illinois contains information on funding historic preservation projects for municipalities. Has Geneva explored or submitted application for such funding that could play a possible role in reaching a possible resolution with the Blacksmith structure?

Thanks.

Dean

Sent from my iPhone

Begin forwarded message:

From: Kendra Parzen <kparzen@landmarks.org>
Date: January 13, 2026 at 1:49:05?PM CST
To: Dean Kilburg <dkilburg49@gmail.com>
Subject: RE: Appeal of CASE 2025-114: 4 E. State Street

?

Mr. Kilburg,

While the vote last night was the outcome that Landmarks Illinois hoped for, I completely appreciate that the lack of movement at this site is frustrating for all parties. As far as funding, Landmarks Illinois has two grant programs that 4 E. State Street is geographically eligible for. Our [Preservation Heritage Fund](#) is for brick and mortar work, while the [Donnelley Fund](#) is for project planning. Private entities like Shodeen are not eligible for either of these programs, but the City of Geneva would be an eligible applicant. We prioritize funding for places that have appeared on our Most Endangered Historic Places in Illinois list in the past, as 4 E. State Street has. We also have the [Reinvestment Program](#), a revolving loan fund that helps to fill gaps in financing for historic preservation projects. At present we're able to make loans of up to \$200,000 in communities outside of Chicago. We would also welcome the opportunity to help identify other potential funding sources, which depend in part on a proposed use and whether the building will continue to be privately owned.

Best,

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

We've moved!

Our new address is 233 S. Wacker Dr., Suite 4400, Chicago, IL 60606

M: 312.995.2347/ O: 312.922.1742

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People Saving Places for People. [Join us today](#)

[See the impact of our work: Explore our 2025 Year in Review and the places we saved thanks to your support. Want to support us in 2026? Make a year-end gift today!](#)

From: Dean Kilburg <dakilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 9:52 AM
To: Kendra Parzen <kparzen@landmarks.org>
Subject: Re: Appeal of CASE 2025-114: 4 E. State Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Parzen,

Thanks for your memo regarding the Geneva's special meeting last night. Your points are all appropriate and well taken. Unfortunately, we have had grid-lock and the site will remain an eye sore for our community. Without communication and some level of compromise, we are probably looking at the status quo for at least a few more years. I believe memorializing the structure as proposed will eventually play into the eventual development of the Mill Race. Some may call that would be surrendering to the Shodeen's (the developer), my vote reflected accepting the reality of the situation we find ourselves in. Denying demolition for nearly a decade hasn't worked. Maybe we need those very passionate about the preservation of these historic structures to provide financial resources so we can consider a different approach. What funding resources do you have available?

Thanks for your communication and interest with this very challenging issue for the city and our elected officials.

Dean Kilburg

C (209) 481-6801

Sent from my iPhone

On Jan 8, 2026, at 10:13?AM, Kendra Parzen <kparzen@landmarks.org> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mayor Burns and City Council Members:

??

Landmarks Illinois strongly opposes the application to demolish the historic landmark building at 4 E. State Street, also known as the Mill Race Inn or the Alexander Brothers Blacksmith Shop.?? Please find attached a letter further outlining our perspective.?? We urge you to not to overturn the Historic Preservation Commission??s vote to deny the demolition permit. Thank you for considering our comments.

??

Sincerely,

??

Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

??

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The City of Geneva, Illinois Since 1835

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.



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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

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Kendra Parzen

Advocacy Manager

[Landmarks Illinois](#)

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Sincerely,

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Kendra Parzen

Advocacy Manager

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: Milewski, Jennifer
Sent: Wednesday, January 07, 2026 5:07:19 PM
To: Voigt, Alex
Subject: Legal Analysis

Hi Alex,

This is the information we were able to pull from the legal bills historically. One thing that caught my attention is we haven't paid a retainer in 2025. I'm not sure if we are coding the invoices differently in 2025 but with our limited access to the legal invoices- we may need to figure out what happened to the monthly retainer....

Jennifer Milewski

Director of Finance

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000.4103](tel:630.232.0000.4103)

jmilewski@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=69688E99859E4D8FBC84C242A085BDB0-ALEX
Sent: Monday, January 12, 2026 1:40:39 PM
To: Fornari, Jeanne
Subject: Legal Invoices

Hello Jeanne,

Attached are legal bills from December for the 1/20 Council meeting please! 😊

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Voigt, Alex
Sent: Monday, January 12, 2026 1:41:02 PM
To: Fornari, Jeanne
Subject: Legal Invoices

Hello Jeanne,

Attached are legal bills from December for the 1/20 Council meeting please! 😊

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Dave Patzelt

Sent: Tuesday, December 02, 2025 2:19:06 PM

To: Stood, Emily

Subject: Letter from Robert Fuller 2025-12-02.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Attached is another letter for the file for 4 East State.

From: Dave Patzelt
Sent: Thursday, December 11, 2025 8:20:02 AM
To: Kilburg, Dean
Subject: Letter to HPC from Lindenberg 120225.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning.

Apparently, there is at least one and may be more letters about the demolition of the Blacksmith shop floating around that I have not seen and that have not been posted on the City website. A copy of one example is attached. This was not included in the batch I provided to you. I have reached out to Emily to find out if there are more letters than this one.

From: Thomas Burgan
Sent: Monday, January 12, 2026 9:05:53 AM
To: Malecki, William
Subject: Letting Shodeen win again?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mr Malecki,

Please put me in the camp of someone who is fed up with Shodeen Properties.

The City Council are nuts if they allow him to demolish the blacksmith building AND to also waive the fines that are due because of his distractions and resistance to properly prepare that building during this period of dispute. NO WAY does he get out of those fines. I was on record at the preservation meeting for tearing it down, having changed my mind after years of saying NO WAY. Then I listened the history teacher give the best presentation of the night about history erased, is history gone and NOW I am firmly back in the camp of KEEPING IT. The approach to the river is already marred by the ugly three story building blocking the view at the crest of the hill, so I can tolerate the look of the blacksmith shop as is until Shodeen does the right thing and preserves a patch of original Geneva the size of a postage stamp.

If, as I suspect, the council allow him to tear it down in tonight's meeting, DO NOT let him skate from his fines payable to Geneva, PLUS interest!!

Thanks for your time and consideration with regards to this decision.

Tom

Thomas J Burgan
410 Grant Ave.
Delta B-737 Captain (Ret)
630/272-3122 (cell 24/7)
boeingdriver@earthlink.net

PastedGraphic-1.tiff

From: Tom Murphy GM
Sent: Tuesday, January 06, 2026 2:41:44 PM
To: Engineering; Davids, Brian
Cc: Ryan Illg; Eduardo Garay
Subject: Livia

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello Brian, This is Tom from Livia, our contact for Shodeen is Bill Warwick and his email is this:

Bill ???? Tom Murphy GM ??
Warwick@shodeen.com>

Good morning,
Attached is the Plat of Survey that shows the boundary line.

Bill Warwick
Commercial Property Manager
Shodeen Group
77 N. 1st Street
Geneva, IL 60134
Ph. 630.232.7883

He also sent me the play of survey to try and deter us from trying to get them to fix this. I can also send you the email thread from before if you would like

From: Hilkemann, Jennifer
Sent: Tuesday, December 30, 2025 3:57:12 PM
To: Ahern, Timothy; Hilkemann, Jennifer
Subject: Manager of Electric Distribution transition

I'm emailing this to all of you because you contact me frequently for City of Geneva Electric Utility items. I am retiring on 4/7/2026. Tim Ahern will be working with me over the next three months starting Monday, January 5th, 2026. Tim's email is tahern@geneva.il.us and he and I will both monitor the voicemail box at 630-232-1503 ext. 3203. If you email me something, please email Tim as well. I would ask that you refrain from solo texting me, but instead contact me using the office number so that Tim can be party to the conversation.

I will be out of the office every Thursday from 7-11 am and out of the office all day every Friday starting this Friday.

Thanks.

Jennifer Hilkemann

Manager of Distribution, Construction and Maintenance

City of Geneva, Illinois

Geneva Public Works Department, Electric Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503 ext. 3203](tel:630.232.1503)

jhilkemann@geneva.il.us

Office Hours:

M-W 7:00a.m. – 3:30p.m

Th 11:00a.m. – 3:30p.m.

Fri Out of Office

From: DeGroot, David
Sent: Friday, December 19, 2025 8:39:43 AM
To: 'Dave Patzelt'
Subject: Meeting availability

Good morning Dave,

Are you available for a meeting on December 30th at 2 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4301](tel:630.232.0000.4301)

ddegroot@geneva.il.us

From: Dean Kilburg
Sent: Friday, January 02, 2026 2:32:44 PM
To: Malecki, William
Subject: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean

Sent from my iPhone

From: Dean Kilburg

Sent: Saturday, January 03, 2026 2:14:10 PM

To: Bowring, Anais; Paschke, Martha

Subject: Meeting Invitation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

From: Mayer, Amy

Sent: Monday, January 05, 2026 9:22:31 AM

To: Kilburg, Dean

Subject: Meeting with Shodeen

Dean,

Several other alderpersons have made me aware and inquired whether I'd be attending a meeting that you've organized with Dave Patzelt. My response is simple, I was not invited or made aware of this meeting.

Can you fill me in or did you exclude me for a reason?

Thanks,
Amy

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Amy

Sent from my iPhone

From: Ron Sandack
Sent: Monday, January 05, 2026 2:56:40 PM
To: Voigt, Alex
Cc: Estela Saldivar
Subject: Memorandum for COG

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Sorry it took a bit longer than expected ...

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603

St. Charles Office: 320 Walnut Street, St. Charles, IL 60174

P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516

E: rsandack@gaido-fintzen.com

www.gaido-fintzen.com

*** Notice from **Gaido & Fintzen, LLC**: This email message may contain information that is privileged, confidential, and exempt from disclosure. It is intended solely for the person to whom it is addressed. If you have received this message in error, please (1) do not forward or use this information in any way; and (2) contact me immediately. Nothing contained herein constitutes an electronic signature absent a specific statement to the contrary stated within this message. This communication does not form any contractual obligation on behalf of the sender or **Gaido & Fintzen, LLC**.***

From: Voigt, Alex
Sent: Monday, January 05, 2026 3:25:40 PM
To: Voigt, Alex
Subject: Memorandum from City Legal Counsel - Please review

Good Afternoon Mayor & City Council (bcc'd):

Attached please find a memorandum from City Attorney Ron Sandack regarding communication related to the Special City Council Meeting set for January 12, 2026.

This memo is Attorney/Client Privileged and Confidential Communication, if there are any questions, please do not hesitate to reach out. I am happy to connect Council members with Attorney Sandack as needed.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Cisco Unity Connection Messaging System

Sent: Wednesday, December 10, 2025 1:03:59 PM

To: Burns, Kevin

Subject: Message from SHODEEN CONSTRU (6302321330)

From: Cisco Unity Connection Messaging System

Sent: Wednesday, December 17, 2025 10:24:25 AM

To: Stood, Emily

Subject: Message from SHODEEN CONSTRU (6304448252)

From: Cisco Unity Connection Messaging System

Sent: Friday, January 09, 2026 4:15:25 PM

To: Buesing, Matthew

Subject: Message from SHODEEN CONSTRU (6304448252)

From: Cisco Unity Connection Messaging System

Sent: Friday, January 16, 2026 4:30:21 PM

To: DeGroot, David

Subject: Message from SHODEEN CONSTRU (6304448252)

From: Cisco Unity Connection Messaging System

Sent: Thursday, January 08, 2026 8:43:30 AM

To: Davids, Brian

Subject: Message from SHODEEN CONSTRU (6304448322)

From: Mary Labno
Sent: Friday, December 05, 2025 5:22:23 PM
To: Stood, Emily
Cc: Dave Patzelt
Subject: Mill Race Demo Docs revised 12.5.25

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

Per Dave - here is the link with the revision to the letter. Have a good weekend.

<https://shodeen.box.com/s/5xi0z6powdxodkf96l6mgr55rdafntps>

Mary Labno

Executive Assistant

SHODEEN
SHODEEN HOMES, L.L.C.

77 North First Street

Geneva, IL. 60134

Phone: 630.444.8271

Email: Mary.Labno@shodeen.com

From: Mark Porter
Sent: Thursday, January 15, 2026 4:37:24 AM
To: Reinecke, Mark
Subject: Mill Race Inn

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mark,

To say that I'm disappointed in your vote to further forestall development at the Mill Race Inn site is an understatement. You've told me several times that you are fiscally conservative. If that were true and you truly understood the financial cliff that the City is marching towards, you'd be looking at any and every means possible to bring in new tax revenue and more residents. You might also take into consideration how this process unfolded and that this is a completely unforced error by the City. Landmarking the property against the owner's wishes when he worked with the City to preserve the structure, then throwing away \$300k plus on the charade, rather charrette. Shodeen is not my favorite person, as I've done business with him, but imagine what the south end of 3rd would look like today and what sales tax revenues would be without their developments. If they are willing to build something within code, and further from my understanding, within the bounds of the charrette, then the City should be doing everything in its power to make this happen, not delaying progress.

Every incremental dollar of revenue for the City takes the burden off of the residential taxes. "Affordability" of housing stock does not matter if the tax burden pushes it out of reach. While the City percentage is low, the raw dollars are not. The percentage is only a derivative of the high EAV which was magically and uniformly increased by 10% across the board last year in a random sample of 50 homes. I'd argue the assessor did the dirty work and the City thinks this looks good. Guess what, nobody cares. They are not informed, don't see it, and don't care. They see the total tax bill. They don't even know how it gets allocated generally speaking.

While I cannot run myself, I will be encouraging others to do so, and assisting anyone financially and with social media who chooses to run against any of the 4 of you who voted to continue this reckless path.

 [Book time to meet with me](#)



Mark Porter
Chief Revenue Agent

 mporter@vigilaigent.com

 1 630 389 74131 312 285 8571

VIGILAAGENT 24/7 SOC:630-635-8335



FYI: Our company email domain has changed. Please update your records to reflect our new domain vigilaigent.com.

From: FRANK J MUGNAINI
Sent: Saturday, January 17, 2026 9:07:01 PM
To: Stood, Emily
Subject: Mill Race Inn Blacksmith site

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Emily,

My name is Frank J. Mugnaini and although I'm only a short time resident of Geneva, having moved in over 3 years ago, we have visited Geneva innumerable times over the decades for the awesome shops, restaurants, festivals and events!

I was at the historical meeting in mid December and arrived later due to a Christmas party and unfortunately missed the first 45 minutes and especially wanted to hear what Dan Shodeen had to impart on the process of the demolition and the plans to finally move Geneva forward with the Mill Race Inn site project.

After hearing the numerous resident's pleas and petitions, most in favor of demolition and finally moving on, I was appalled that your committee pretty much voted unanimously to kick the can down the road yet again! It's been 15 years since Mill Race Inn has closed and despite this time that has passed and the dilapidated state that the structure and site is in, it reflects the inept state of progress within Geneva! There is an old adage that basically says, what would Jesus do? I've revised it to, what would St. Charles do? I'm sure you've notice how they've transformed their downtown with phenomenal development and riverside attractions over the past several years that have made it a centerpiece and destination stop for residents and non-residents alike. I realize that historic site consideration/redevelopment may not have been an issue but none the less, they have redeveloped their core downtown into nothing less than an entertainment mecca with nary an eyesore in sight!

I'm not sure just how many of your committee reside in Geneva but you all seem older, as I am, and have probably driven by the site numerous times. Does not it's condition and the fact that nothing has been proposed to develop this site into a beautiful gateway development showcasing Geneva, and especially the Fox River, not irritate any of you? Not just a persistent eyesore, it could pose as an adventure interest for inquisitive kids or as shelter for an unhoused person with, God forbid, the remote possibility of collapse causing injury or death and a GREAT multi-million dollar liability settlement against Geneva or Shodeen or both!

I saw a news story about the site just last week and just heard recently that it's pretty much received final approval to remain as a historical preservation site. Mayor Kevin Burns may have previously sided with your opinion since had he dissented, I feel the ball would have moved on this project years ago. He was quoted in the June 2021 issue of Geneva Living, after having won his 6th term earlier in April of 2021, as saying " Geneva is a good community and is always striving to do better." This can't be further from the truth as other projects in the Tri-City area have broken ground and been completed over the past decade, especially as I mentioned earlier, with St. Charles exhibiting great civic pride and foresight in developing their downtown.

There is significant foregone real estate tax revenue and sales tax revenue that could have been used to fund other projects within Geneva, or as impossible as it sounds, to help hold the line on residents' real estate tax bills as that site probably would have contributed hundreds of thousands of dollars or more in beneficial tax revenue to the community. The former site of Duke and Lee's has also been caught in a political quagmire (causing loss of significant tax revenue as well) but that's another issue and not one that concerns your historical committee. There now also is the backdrop of the city looking to fund an over \$50 million new police station with an increased tax referendum...it never ends for the overly taxed residents.

Let me conclude with a couple of suggestions so I can cut to the chase while trying to maintain the recently sealed fate of the blacksmith shop:

1> The city needs a showplace, flagship development on the east side of the approach into downtown Geneva. The development of the site as a mixed use project, with a setback off the street, possibly with a fountain courtyard, leading to an arched pass-through underneath the building at ground level from State St. back down to the rivers edge, would provide just that destination if done right. Incorporating a restaurant with a dual decked patio section in the back of the building would provide unique, actual river side dining, drinking and relaxation unparalleled in either Batavia or St. Charles (St. Charles dining options are up at ground level while Batavia's only actual riverside offering is a very unkempt and unattractive patio section at Pal Joey's). The proximity of this site at the rivers edge, which overlooks the State St. Bridge, and the back of the Harrington Hotel along with it being adjacent to the walking and biking paths, would make it a singular attraction in the area. The site could be developed with ground level shops on both State St. and Rt. 25 with several upper floors containing condominiums. The restored or shored up Blacksmith shop could therein be self contained and incorporated into the design to double as a historic museum offering entrance to this restaurant off of State St.

2> Batavia's historic windmill was moved from another site to where it resides presently. A consideration would be to move the Blacksmith Shop somewhere there to create yet another museum and to further enhance the windmill site as a stronger draw for people interested in visiting and learning about the area's great history.

3> Moving the Blacksmith Shop to the empty lot site on 3rd St. right across from the old Kane County Courthouse. It would stand out as a unique building in downtown Geneva, developed into a museum to complement the existing Geneva Historical Museum across and up the street.

I would think one of these ideas could advance the site into finally being developed for the betterment of the Geneva community, our taxpayers, Shodeen and our surrounding towns anchoring Geneva with something in addition to historic 3rd St.

Another saying, what came first, the chicken or the egg? Without a coordinated effort, which supports the wishes of our residents, the continued delays and what's viewed as Geneva's ineptness in getting "the job done", is just another black eye of embarrassment in the eyes of neighboring communities seeing us mired in years of senseless litigation over such issues as this site's development, that of Duke and Lee's and the Geneva Dam issue. The project on east State St. that will contain a flooring store and residences above it is being finalized and the massive apartment construction project north of State St. and just east of Rt.31 is in the breaking ground stages. I realize those did not have any historic site considerations but nonetheless, it's nice to see projects come to fruition soon.

Please make 2026 the year of change and doing better for Geneva by finally moving this project one way or another but to finally break ground. I choose # 1 Emily.

I'm here as a sounding block for you and your committee as we have become dyed in the wool Geneva residents in a short period of time and want to see significant progress taking Geneva beyond just what's on 3rd St. I know the residents and business owners on the east side of State St. strongly agree!

Thank you for taking the time to hear me out,

Sincerely,

Frank J. Mugnaini

1510 Turnberry Ct

Geneva

630-290-9053

From: Alan Leahigh
Sent: Friday, December 19, 2025 4:57:27 PM
To: Bowring, Anaïs; Malecki, William
Subject: Model Presentation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Alderpersons Bowring and Malecki,

My understanding is that the Shodeen Group has filed with the city an appeal of the decision of the Historic Preservation Commission.

As we discussed, would you be willing, as representatives of the First Ward, to suggest to the City Council that the Alexander brothers' blacksmith shop (Mill Race Inn) at 4 East State Street be placed on the agenda for a Committee of the Whole presentation? We're ready and very eager to give that presentation.

The justification for placing the blacksmith shop on the agenda is that we are a local group that wants everyone to understand the historic and future value of the structure, rather than view it as the unsightly ruin that it is today. We have created a museum-quality architectural model representing how the shop originally appeared when opened for business along the mill race 180 years ago, the year in which Geneva was incorporated as a city. Of course there was no photography back then. The creation of the model — exterior, interior and the adjacent mill race — is based on measurements and analysis of the structure's remains and historical records, and was guided by volunteers who have expertise in pioneer-era blacksmithing, historic preservation and architectural modeling. This will be new information that has not been presented any place before. Some have said that no one has stepped forward with viable recommendations for repurposing the landmark that benefits the overall community. We wish to offer recommendations.

For your own information, our intended presentation will be totally positive and educational. No mention of Shodeen, or fines, or ordinances, etc. We would present the model and briefly discuss its genesis, the task force, the research, the deliberations and the fabrication. We can then answer questions about the model, and follow up with a vision for the future. In other words, basically what I presented to you during your visit.

I know the timing for a Committee of the Whole presentation could be difficult this time of year and only 30 day in which to accomplish it. But I hope you agree that it would be important that the presentation occurs before a City Council vote on the appeal.

If the mayor, other alderpersons or anyone else wishes to see the model in advance, I'm more than happy to host additional visits as you did to my house. Please contact me if you need more information or wish to discuss.

Cordially,

— Alan

Alan K Leahigh
211 Garfield Street
Geneva, IL 60134
(630) 440-9770

Begin forwarded message:

From: Bowring, Anaïs <abowring@geneva.il.us>
Subject: Re: Appreciate Your Visit
Date: December 9, 2025 at 9:34:25 AM CST
To: Alan Leahigh <alankleahigh@comcast.net>
Cc: "Malecki, William" <wmalecki@geneva.il.us>

Dear Alan,

It was a pleasure to meet with you and chat. I thought since we have a meeting coming up next week, I would introduce your interest in making a presentation next week during new business. Let me know if you'd rather we waited.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward

City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: 630.232.0000 ext 4001

On Dec 9, 2025, at 1:27?AM, Alan Leahigh <alankleahigh@comcast.net> wrote:

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Dear Alderpersons Bowering and Malecki,

Thank you again for your visit on Sunday. I'm glad that we could get together to preview the architectural model of the Alexander brothers' foundry and blacksmith shop and to discuss related issues.

I'll keep in touch, and probably contact you after the Historic Preservation Commission holds its hearing next week. We'll know by then what's in the newest petition for demolition and what the commissioners have to say about it.

I appreciate your time. I think this is important for the community.

-- Alan

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

*If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.
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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Stahr, Kevin
Sent: Friday, January 02, 2026 4:16:18 PM
To: Voigt, Alex
Subject: Monthly Tracker

Here is my monthly report for December.

K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: SSRS_Report_Server@geneva.il.us
Sent: Thursday, January 01, 2026 8:00:17 AM
To: FinanceEmail
Subject: Monthly Utility Account Note Recap

The following report is a recap of all of the utility account notes made last month.

From: noreply@civicplus.com

Sent: Monday, December 15, 2025 12:58:18 PM

To: FinanceEmail; Tymoszenko, Cathleen; GFDforward; Barocio, Jacquelyn; VanGyseghem, Bob; Holton, Aaron; Hilkemann, Jennifer; Reith, Christine; Johnson, Lauri

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address	matchahousecafee@gmail.com
Filer Phone Number	6309357684
Filer First Name	Wahaj
Filer Last Name	Khan
Relationship to Utility Account Holder	Owner

(Section Break)

Service Address Information

Closing/Lease Start Date	12/5/2025
Service Address	407 S 3rd St

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Storybook Cafe LLC
Relationship	Tenant/Renter
Phone Number	6309357684
Utility Account Email	matchahousecafee@gmail.com
Billing Information	eBill: Electronic Bill Option

By checking this box, I agree to the e-Billing agreement. I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail with a link to verify

and confirm my account once my utility account is established.

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name	Bill
Landlord Last Name	Warwik
Landlord Address	77 N 1st St
City	Geneva
State	IL
Zip	60134
Landlord Phone Number	(630) 232-7883
Landlord Email Address	bill_warwik@shodeen.com

(Section Break)

Additional Information *Field not completed.*

Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.
--------------------	--

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

Email not displaying correctly? [View it in your browser.](#)

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Sent: Monday, December 15, 2025 12:58:18 PM

To: FinanceEmail; Tymoszenko, Cathleen; GFDforward; Barocio, Jacquelyn; VanGyseghem, Bob; Holton, Aaron; Hilkemann, Jennifer; Reith, Christine; Johnson, Lauri

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Filer First Name	Wahaj
Filer Last Name	Khan
Relationship to Utility Account Holder	Owner

(Section Break)

Service Address Information

Closing/Lease Start Date	12/5/2025
Service Address	407 S 3rd St

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Storybook Cafe LLC
Relationship	Tenant/Renter
Phone Number	6309357684
Utility Account Email	matchahousecafee@gmail.com
Billing Information	eBill: Electronic Bill Option

By checking this box, I agree to the e-Billing agreement. I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail with a link to verify

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Landlord Information

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Landlord First Name	Bill
Landlord Last Name	Warwik
Landlord Address	77 N 1st St
City	Geneva
State	IL
Zip	60134
Landlord Phone Number	(630) 232-7883
Landlord Email Address	bill_warwik@shodeen.com

(Section Break)

Additional Information *Field not completed.*

Terms of Agreement I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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From: noreply@civicplus.com

Sent: Monday, December 15, 2025 12:58:18 PM

To: FinanceEmail; Tymoszenko, Cathleen; GFDforward; Barocio, Jacquelyn; VanGyseghem, Bob; Holton, Aaron; Hilkemann, Jennifer; Reith, Christine; Johnson, Lauri

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

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Filer Email Address	matchahousecafee@gmail.com
Filer Phone Number	6309357684
Filer First Name	Wahaj
Filer Last Name	Khan
Relationship to Utility Account Holder	Owner

(Section Break)

Service Address Information

Closing/Lease Start Date	12/5/2025
Service Address	407 S 3rd St

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Storybook Cafe LLC
Relationship	Tenant/Renter
Phone Number	6309357684
Utility Account Email	matchahousecafee@gmail.com
Billing Information	eBill: Electronic Bill Option

By checking this box, I agree to the e-Billing agreement. I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail with a link to verify

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Landlord Information

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Closing/Lease Start Date	12/5/2025
Service Address	407 S 3rd St

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Filer Last Name	Khan
Relationship to Utility Account Holder	Owner

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Service Address Information

Closing/Lease Start Date	12/5/2025
Service Address	407 S 3rd St

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From: noreply@civicplus.com

Sent: Tuesday, December 30, 2025 8:43:50 AM

To: FinanceEmail; Tymoszenko, Cathleen; GFDforward; Barocio, Jacquelyn; VanGyseghem, Bob; Holton, Aaron; Hilkemann, Jennifer; Reith, Christine; Johnson, Lauri

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

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Filer Email Address	bill_warwik@shodeen.com
Filer Phone Number	630-232-7883
Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

(Section Break)

Service Address Information

Closing/Lease Start Date	12/31/2025
Service Address	407 South Third Street, Suite 150

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Shodeen Group
Relationship	<i>Field not completed.</i>
Phone Number	630-232-7883
Utility Account Email	bill_warwik@shodeen.com
Billing Information	Mail my bill to another address.
Mailing Address	77 North First Street
City	Geneva
State	IL
Zip	60134

(Section Break)

Landlord Information

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Filer Email Address	bill_warwik@shodeen.com
Filer Phone Number	630-232-7883
Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

(Section Break)

Service Address Information

Closing/Lease Start Date	12/31/2025
Service Address	407 South Third Street, Suite 150

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Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

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Service Address	407 South Third Street, Suite 150

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Relationship to Utility Account Holder	Commercial Property Manager

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To: FinanceEmail; Tymoszenko, Cathleen; GFDforward; Barocio, Jacquelyn; VanGyseghem, Bob; Holton, Aaron; Hilkemann, Jennifer; Reith, Christine; Johnson, Lauri

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address	bill_warwik@shodeen.com
Filer Phone Number	630-232-7883
Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

(Section Break)

Service Address Information

Closing/Lease Start Date	12/31/2025
Service Address	407 South Third Street, Suite 150

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Shodeen Group
Relationship	<i>Field not completed.</i>
Phone Number	630-232-7883
Utility Account Email	bill_warwik@shodeen.com
Billing Information	Mail my bill to another address.
Mailing Address	77 North First Street
City	Geneva
State	IL
Zip	60134

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

(Section Break)

Additional Information *Field not completed.*

Terms of Agreement I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

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From: noreply@civicplus.com

Sent: Tuesday, December 30, 2025 8:43:50 AM

To: FinanceEmail; Tymoszenko, Cathleen; GFDforward; Barocio, Jacquelyn; VanGyseghem, Bob; Holton, Aaron; Hilkemann, Jennifer; Reith, Christine; Johnson, Lauri

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Relationship to Utility Account Holder	Commercial Property Manager

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Service Address Information

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Service Address Information

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State	IL
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Landlord Information

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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Friday, January 02, 2026 12:47:00 PM
To: FinanceEmail; Johnson, Lauri; Reith, Christine
Subject: Online Form Submittal: Residential Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Residential Start Service / Move-In Form

Residential Utility Account Move In Request

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Addresses in the Mill Creek subdivision do not use City services. Any address with a direction in the number is not serviced by the City. Please contact the Finance Department if you have any questions.

Filer Email Address	christyh816@gmail.com
Filer Phone Number	6302516152
Filer First Name	Martin
Filer Last Name	Smircich
Relationship to Utility Account Holder	self

(Section Break)

Closing Date/Lease Start Date	1/31/2025
Service Address	500 S Third St Apt 308

(Section Break)

Utility Account Information

The following information below will be associated with the utility account.

First Name(s)	Martin
Last Name(s)	Smircich
Utility Account Email	christyh816@gmail.com
Phone Number	6302516152
Billing Information	E-Billing: Electronic Bill Option
Type of Phone	Cellphone

By checking this box, I agree to the E-Billing Agreement. I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand

that I will receive an e-mail titled "City of Geneva - Congratulations on your eBill enrollment!" that will contain my account number. I understand that I will need to create an online profile or link this utility account to an existing online profile in order to view my bill through the online utility portal.

Relationship	Tenant/Renter
Prior Geneva Resident	Yes, I have owned a Geneva utility account under my name within the last 5 years.
Prior Geneva Address	842 N Bennett St Geneva, IL

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name	Shodeen
Landlord Last Name	Management Group
Landlord Address (Address, City, State)	39W 250 Harrington Blv Suite D-1
City	Geneva
State	IL
Zip Code	60134
Landlord Phone Number	630-232-8882
Landlord Email Address	monica_smith@shodeen.com

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	By clicking this box, I agree to the terms and conditions as set out in this application and in the Geneva City Code

This form serves as confirmation of your intent to establish utility services with the City of Geneva. If you are a tenant and need to provide your landlord with documentation of service establishment, please provide them with a copy of this completed form.

I acknowledge that this constitutes a written application for utility service at the address above, in accordance with Geneva City Code 9-1-1A. I understand that account numbers are not generated until the account is processed, which occurs on the scheduled move-in date. I further agree to pay all charges for services rendered under this request and understand that failure to pay any amount due to the City of Geneva may result in service discontinuation until full payment is received.

Additionally, I acknowledge that any changes to this form must be communicated to the Finance Department at least 24 business hours prior to the scheduled move-in date.

(Section Break)

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Friday, January 02, 2026 12:47:00 PM
To: FinanceEmail; Johnson, Lauri; Reith, Christine
Subject: Online Form Submittal: Residential Start Service / Move-In Form

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Residential Start Service / Move-In Form

Residential Utility Account Move In Request

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Filer Email Address	christyh816@gmail.com
Filer Phone Number	6302516152
Filer First Name	Martin
Filer Last Name	Smircich
Relationship to Utility Account Holder	self
(Section Break)	
Closing Date/Lease Start Date	1/31/2025
Service Address	500 S Third St Apt 308
(Section Break)	

Utility Account Information

The following information below will be associated with the utility account.

First Name(s)	Martin
Last Name(s)	Smircich
Utility Account Email	christyh816@gmail.com
Phone Number	6302516152
Billing Information	E-Billing: Electronic Bill Option
Type of Phone	Cellphone

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Relationship	Tenant/Renter
Prior Geneva Resident	Yes, I have owned a Geneva utility account under my name within the last 5 years.
Prior Geneva Address	842 N Bennett St Geneva, IL

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name	Shodeen
Landlord Last Name	Management Group
Landlord Address (Address, City, State)	39W 250 Harrington Blv Suite D-1
City	Geneva
State	IL
Zip Code	60134
Landlord Phone Number	630-232-8882
Landlord Email Address	monica_smith@shodeen.com

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	By clicking this box, I agree to the terms and conditions as set out in this application and in the Geneva City Code

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Residential Start Service / Move-In Form

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Filer Phone Number	6302516152
Filer First Name	Martin
Filer Last Name	Smircich
Relationship to Utility Account Holder	self
(Section Break)	
Closing Date/Lease Start Date	1/31/2025
Service Address	500 S Third St Apt 308
(Section Break)	

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The following information below will be associated with the utility account.

First Name(s)	Martin
Last Name(s)	Smircich
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Type of Phone	Cellphone

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Relationship	Tenant/Renter
Prior Geneva Resident	Yes, I have owned a Geneva utility account under my name within the last 5 years.
Prior Geneva Address	842 N Bennett St Geneva, IL

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name	Shodeen
Landlord Last Name	Management Group
Landlord Address (Address, City, State)	39W 250 Harrington Blv Suite D-1
City	Geneva
State	IL
Zip Code	60134
Landlord Phone Number	630-232-8882
Landlord Email Address	monica_smith@shodeen.com

(Section Break)

Additional Information	<i>Field not completed.</i>
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com

Sent: Saturday, December 06, 2025 11:59:18 AM

To: FinanceEmail; Johnson, Lauri; Reith, Christine

Subject: Online Form Submittal: Residential Stop Service / Move-Out Form

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Residential Stop Service / Move-Out Form

Utility Account Move Out Request

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Filer First Name	Dave
Filer Last Name	Hellyer
Relationship to Utility Account Holder	Self
Email Address	drhellyer@gmail.com
Phone Number	6303279271
(Section Break)	
Closing Date/Lease End Date	12/2/2025
Service Address	500 S. Third Streeet Apt. 308
(Section Break)	
Utility Account Number	0305001503-014
Relationship	Tenant/Renter
Utility Account First Name	Dave
Utility Account Last Name	Hellyer
Forwarding Address	514 Main St
City	Batavia
State	IL
Zip	60510
(Section Break)	

Landlord Information

If you are a tenant or renter, please select "Tenant/Renter" in the relationship field, and please fill out the information below.

Landlord First Name	Shodeen
Landlord Last Name	Group
Landlord Mailing Address	77 N. 1st Street

City	Geneva
State	IL
Zip	60134
Landlord Phone Number	630-232-7883
(Section Break)	
Additional Information	<i>Field not completed.</i>
Terms of Agreement	By clicking this box, I agree to the terms and conditions as set out in this application and in the Geneva City Code.

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Filer First Name	Dave
Filer Last Name	Hellyer
Relationship to Utility Account Holder	Self
Email Address	drhellyer@gmail.com
Phone Number	6303279271
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Service Address	500 S. Third Streeet Apt. 308
(Section Break)	
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Relationship	Tenant/Renter
Utility Account First Name	Dave
Utility Account Last Name	Hellyer
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City	Batavia
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Landlord Last Name	Group
Landlord Mailing Address	77 N. 1st Street

City	Geneva
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Zip	60134
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Landlord Last Name	Group
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State	IL
Zip	60134
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(Section Break)

Email not displaying correctly? [View it in your browser.](#)

From: Burns, Kevin
Sent: Tuesday, January 13, 2026 10:49:56 AM
To: Kellick, Victoria
Cc: Voigt, Alex; DeGroot, David; Stood, Emily; Tymoszenko, Cathleen; 'Ron Sandack'
Subject: Opening Remarks Document 1.12.26 Special City Council Meeting

Madam Clerk,

Please find the subject document to include/attach to your minutes.

My Best,

KEVIN BURNS
City of Geneva, Illinois

22 South First Street
Geneva, Illinois 60134

c: 630-742-8916

mavorburns@geneva.il.us

From: Sherri Johnson
Sent: Sunday, January 04, 2026 10:55:06 AM
To: Bowring, Anais; Malecki, William
Cc: sherri.johnson0828@gmail.com
Subject: Oppose Blacksmith Shop Demolition

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Alderpersons Bowring and Malecki,

My name is Sherri Johnson, and I reside at 121 Peyton Street. I have been a resident of Geneva since 2013. The purpose of this email is to voice my opinion: please do not allow demolition of the Blacksmith Shop.

I agree again with the Commission's decision to deny Shodeen's request to demolish this structure. That was Shodeen's third request, and I agree with the Commission that nothing has changed since the first request. Shodeen has offered no redevelopment plans for the property, with or without the blacksmith shop, since the Charrette in 2019. More importantly, Shodeen has allowed the structure to deteriorate, against the directives from the City. This strategy has led to many Geneva residents to view it as an eyesore, which I believe has been part of Shodeen's plan to eventually be granted a demolition permit.

Thank you,
Sherri Johnson

From: Sherri Johnson
Sent: Sunday, January 04, 2026 10:55:06 AM
To: Bowring, Anais; Malecki, William
Cc: sherri.johnson0828@gmail.com
Subject: Oppose Blacksmith Shop Demolition

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Dear Alderpersons Bowring and Malecki,

My name is Sherri Johnson, and I reside at 121 Peyton Street. I have been a resident of Geneva since 2013. The purpose of this email is to voice my opinion: please do not allow demolition of the Blacksmith Shop.

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Thank you,
Sherri Johnson

From: Stood, Emily
Sent: Friday, December 05, 2025 2:24:03 PM
To: DeGroot, David
Subject: Packet Draft

See attached.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Lee Eysturlid
Sent: Friday, January 09, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello:

This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
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5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturlid
108 Oak St, Geneva

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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- Henry V

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Thank you,
Lee W. Eysturliid
108 Oak St, Geneva

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Lee W. Eysturliid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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1500 W. Sullivan Rd
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O: (630) 907-5487

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- Henry V

From: Viso, Joseph

Sent: Monday, January 05, 2026 9:05:32 AM

To: McCreedy, Benjamin; Javed, Dan; Landers, Nate; Voigt, Alex; Milewski, Jennifer; DeGroot, David; Tymoszenko, Cathleen; Babica, Rich; Landers, Nate; VanGyseghem, Bob; Holton, Aaron; Passarelli, Eric; Antenore, Michael; Schelstreet, Joe

Subject: Phone Directory Department Approval

Good morning everyone,

Happy new year! Attached is an updated phone directory that I'm planning to send out to city staff soon. Please let me know if you have any changes by this Friday (Jan 9) at 10AM.

Thanks,

Joseph Viso

Administrative Analyst

City of Geneva, Illinois

Administrative Services Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4405](tel:630.232.0000.4405)

jviso@geneva.il.us

From: Viso, Joseph
Sent: Friday, January 09, 2026 11:22:17 AM
To: ALL CITY STAFF
Subject: Phone directory Update 1.2026

Hello everyone,

Attached is the updated phone directory. Please let me know if you have any questions. Have a great rest of your day.

Joseph Viso

Administrative Analyst

City of Geneva, Illinois

Administrative Services Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4405](tel:630.232.4405)

jviso@geneva.il.us

From: Bo Smith

Sent: Monday, January 12, 2026 3:53:42 PM

To: furnish@ameritech.net; Kilburg, Dean; Candace Moline

Subject: Please don't vote to demolish blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dean and Larry,

Following up my voicemails to both of you today:

First of all, thank you for your public service.

While I understand the property where the blacksmith shop lies is currently unattractive, Shodeen is allowing it to deteriorate and flaunting city ordinances.

This piece of Geneva's history can never be replaced. Shodeen has requested a demolition permit from the city multiple times and the council has voted it down each time. What has changed? What new proposal does Shodeen have? Nothing.

It should not be treated any differently from anyone else when it comes to city ordinances. Shodeen has been playing a waiting game, trying to stir up the public's ire about a situation of its own creation.

Consultants have shown that with funding from a TIF district in a public-private partnership, the structure could be saved and repurposed. If Shodeen isn't willing to come up with a plan to incorporate at least part of the blacksmith shop in a development, they can choose to sell the land. There will be a creative developer out there who can come up with a fresh development that incorporates our history.

One of the things that makes Geneva special is the pride we take in our history. Please don't allow Shodeen to tear down one of oldest standing parts of it. (At least it's standing at the moment.)

Please vote against the demolition tonight. Could you please confirm you received this email?

Thank you for your consideration.

Albert "Bo" Smith
641 Nichole Ln.,
Geneva IL 60134
630-263-9512

Sent: Saturday, December 27, 2025 11:47:14 AM

To: Burns, Kevin

Subject: PRINT

-

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street
Geneva, Illinois 60134

c: 630-742-8916

mavorburns@geneva.il.us

Sent: Monday, January 12, 2026 2:59:57 PM

To: Burns, Kevin

Subject: PRINT REMARKS

-

My Best,

KEVIN BURNS

City of Geneva, Illinois

22 South First Street
Geneva, Illinois 60134

c: 630-742-8916

mavorburns@geneva.il.us

From: Klamerus, Rommy

Sent: Tuesday, December 16, 2025 3:09:54 PM

To: Regelbrugge, Ed; Miranda, Jim; Ruiz, Jose; Hilkemann, Jennifer; Holton, Aaron; Collins, Heather; Noe, Jessica

Subject: Print Work Order

From: Klamerus, Rommy

Sent: Tuesday, December 16, 2025 3:09:54 PM

To: Regelbrugge, Ed; Miranda, Jim; Ruiz, Jose; Hilkemann, Jennifer; Holton, Aaron; Collins, Heather; Noe, Jessica

Subject: Print Work Order

From: Klamerus, Rommy

Sent: Friday, January 16, 2026 3:15:04 PM

To: Regelbrugge, Ed; Miranda, Jim; Ruiz, Jose; Hilkemann, Jennifer; Holton, Aaron; Collins, Heather; Noe, Jessica

Cc: Ahern, Timothy

Subject: Print Work Order

The schedule date reads 01/19/2026, but they were meant to be scheduled for 01/20/2026?

Thank you

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Sent: Friday, January 16, 2026 3:15:04 PM

To: Regelbrugge, Ed; Miranda, Jim; Ruiz, Jose; Hilkemann, Jennifer; Holton, Aaron; Collins, Heather; Noe, Jessica

Cc: Ahern, Timothy

Subject: Print Work Order

The schedule date reads 01/19/2026, but they were meant to be scheduled for 01/20/2026?

Thank you

From: Stood, Emily
Sent: Tuesday, December 30, 2025 2:56:20 PM
To: DeGroot, David
Subject: Pro Forma Documents

Hi,

Attached are the original and revised Pro Forma review documents. The revised version references the original so I just went ahead and included them both for you.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, January 06, 2026 2:05:24 PM
To: 'dave@shodeen.com'
Cc: Sandack, Ron
Subject: Procedural Check In

Good Afternoon Dave,

We are in receipt of your email, and appreciate the sentiment. I am reaching out to see if you are available for a brief discussion to reconfirm the procedural steps for the 1/12/26 meeting. It would be myself, Ron Sandack and David DeGroot, a phone call will be sufficient.

We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4101](tel:630.232.0000.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Morrow, Molly
Sent: Thursday, December 18, 2025 2:45:56 PM
To: Stahr, Kevin; Stood, Emily
Subject: Question, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Kevin and Emily

This is Molly Morrow from the Aurora Beacon-News. I hope you're doing well.

I'm reaching out because I've heard that Shodeen has filed an appeal on the demolition request for the Mill Race Inn structure, which was shot down by the Historic Preservation Commission on Tuesday. I was wondering if you could confirm whether that's the case, and, if so, let me know when the issue is set to come before the City Council?

If you could let me know this afternoon sometime, I would appreciate it. Thank you as always!

Best,
Molly

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Sent: Thursday, December 18, 2025 2:45:56 PM
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Best,
Molly

From: Mayer, Amy
Sent: Thursday, January 08, 2026 10:04:01 AM
To: Kilburg, Dean (external)
Subject: Re:

Thanks for the follow up. This is not in my email box for some reason. I appreciate you closing the loop on the matter.

Sent from my iPhone

On Jan 8, 2026, at 9:19?AM, Dean Kilburg <dkilburg49@gmail.com> wrote:

?

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Amy,

I wanted to confirm my comment from Monday evening that I had no intent to exclude you from my efforts to facilitate a dialogue with Shodeen's. Here is the 1/2 memo you apparently didn't receive. Hopeful we can work together to bring a resolution to this development challenge. Enjoy the nice weather.

Dean
Sent from my iPhone

Begin forwarded message:

From: Dean Kilburg <dkilburg49@gmail.com>
Date: January 2, 2026 at 2:34:24?PM CST
To: Amy Mayer <amy.mayer.2000@gmail.com>

D?ave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean
Sent from my iPhone

From: Mayer, Amy
Sent: Thursday, January 08, 2026 10:10:41 AM
To: Kilburg, Dean (external)
Subject: Re:

And as you know, I won't attend that meeting.
Please only email me on my official moving forward. You are always welcome to call me. 312-882-5139.

Sent from my iPhone

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Dean
Sent from my iPhone

From: Stood, Emily
Sent: Tuesday, December 16, 2025 8:48:58 AM
To: 'Pat Engel'
Subject: RE: [THIS EMAIL MAY BE SPAM]

Hello,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents.

This message will be posted online with the other letters about the property for the review of the Commissioners. Emails and phone numbers will not be included in the post for your privacy.

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Pat Engel <pate601@gmail.com>
Sent: Monday, December 15, 2025 7:10 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM]
Importance: Low

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Let's stop wasting money and time. I hate giving into Shodeen company's underhanded dealings, but this ugly building has been the gateway to our community for too long. Save the building materials and incorporate them into something income/tax producing. I've been a resident long enough to remember the same controversy when the hospital was demolished, the building along the river, the creamery, etc. Now hardly anyone remembers what was there before. Basically, no one else has com forward with the money to repurpose the building.

Pat

From: Donna Falk
Sent: Tuesday, December 23, 2025 12:57:39 PM
To: Stood, Emily
Subject: Re: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I will reach out to my alder persons.

Merriest holidays to you Emily.

Donna Rose Falk

On Dec 23, 2025, at 10:21?AM, Stood, Emily <estood@geneva.il.us> wrote:

?

Good morning Donna,

Thank you for your comments! Being an optimist is always a good thing in my opinion.

In terms of the initial demolition – when Shodeen purchased the property and began demolition, they agreed to leave the stone blacksmith shop up for investigation after pulling down the rest of the wood frame restaurant, because it was known that the stone existed within the larger building. This was before anything on the property had been landmarked, so that part of the demolition did not undergo HPC review. A lot of that history is described in the most recent [agenda and packet](#), and videos of meetings referenced in that packet are available on YouTube.

In terms of many of your other comments, I would recommend you reach out to your alderpersons in order to make your voice heard. Their contact info is available [here](#). Since the Public Hearing with the HPC is closed, and their decision has been made, they are no longer receiving comments for deciding the case. An appeal has been submitted by the property owners, so City Council will be the next group to make a decision on the case.

Thank you again, and have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: Donna Falk <donnaRosefalk@gmail.com>
Sent: Tuesday, December 23, 2025 9:32 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP
Importance: Low

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I certainly do NOT want the blacksmith shop destroyed after all the destruction has occurred on this site. All the adjacent buildings are gone and the restaurant basement where parties and lovely family memories were made is not visible-maybe it's underwater by now with all of the neglect. So it's not just the buildings that need love and attention and protection from ambitious developers but the land itself. Whatever happened to that restaurant? We know what happened to the bike and thrift shop. Was it wise to tear things down and give Shodeen the upper hand to assume they could keep tearing down ALL structures? Can you get me up to speed here and check my attitude? This has all been unfortunate. How can we move past all of this in a positive manner?

I think enough destruction has occurred on this property. We need the blacksmith shop-even if we use only the stones to recreate the foundation. Can the city or some friendly entity legally buy the property back from Shodeen? And can this entity plan for the construction and development of this historic site that can be enjoyed by the citizens of Geneva and anyone who visits our charming town? This can be an investment in tourism-for real. The Cooperage made barrels- maybe let's plan a brewery there. Let's find an architectural plan for a real blacksmith shop again and have a real blacksmith create functional art and sell it on site-fences, locks, pots and pans...Let's plan for maybe a glassworks shop with artists making glass wares and selling them. There's more to consider...just think of the possibilities. We need a positive way forward.

I know-I'm an optimist.

Donna Rose Falk

Artist, Geneva

The City of Geneva, Illinois Since 1835

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From: Stood, Emily
Sent: Tuesday, December 23, 2025 10:21:26 AM
To: 'Donna Falk'
Subject: RE: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP

Good morning Donna,

Thank you for your comments! Being an optimist is always a good thing in my opinion.

In terms of the initial demolition – when Shodeen purchased the property and began demolition, they agreed to leave the stone blacksmith shop up for investigation after pulling down the rest of the wood frame restaurant, because it was known that the stone existed within the larger building. This was before anything on the property had been landmarked, so that part of the demolition did not undergo HPC review. A lot of that history is described in the most recent [agenda and packet](#), and videos of meetings referenced in that packet are available on YouTube.

In terms of many of your other comments, I would recommend you reach out to your alderpersons in order to make your voice heard. Their contact info is available [here](#). Since the Public Hearing with the HPC is closed, and their decision has been made, they are no longer receiving comments for deciding the case. An appeal has been submitted by the property owners, so City Council will be the next group to make a decision on the case.

Thank you again, and have a good day,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Donna Falk <donnarosefalk@gmail.com>
Sent: Tuesday, December 23, 2025 9:32 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: [THIS EMAIL MAY BE SPAM] BLACKSMITH SHOP
Importance: Low

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I certainly do NOT want the blacksmith shop destroyed after all the destruction has occurred on this site. All the adjacent buildings are gone and the restaurant basement where parties and lovely family memories were made is not visible-maybe it's underwater by now with all of the neglect. So it's not just the buildings that need love and attention and protection from ambitious developers but the land itself. Whatever happened to that restaurant? We know what happened to the bike and thrift shop. Was it wise to tear things down and give Shodeen the upper hand to assume they could keep tearing down ALL structures? Can you get me up to speed here and check my attitude? This has all been unfortunate. How can we move past all of this in a positive manner?

I think enough destruction has occurred on this property. We need the blacksmith shop-even if we use only the stones to recreate the foundation. Can the city or some friendly entity legally buy the property back from Shodeen? And can this entity plan for the construction and development of this historic site that can be enjoyed by the citizens of Geneva and anyone who visits our charming town? This can be an investment in tourism-for real. The Cooperage made barrels- maybe let's plan a brewery there. Let's find an architectural plan for a real

blacksmith shop again and have a real blacksmith create functional art and sell it on site-fences, locks, pots and pans...Let's plan for maybe a glassworks shop with artists making glass wares and selling them. There's more to consider...just think of the possibilities. We need a positive way forward.

I know-I'm an optimist.

Donna Rose Falk

Artist, Geneva

From: Reinecke, Mark
Sent: Tuesday, January 13, 2026 8:59:19 PM
To: Fagans-4
Subject: Re: [THIS EMAIL MAY BE SPAM] The Mill Race Property

Dear Joe,

Thank you so much for your thoughtful note regarding last night's vote on the referendum. I'm always open to more discussion and to considering alternative ways of resolving issues. I'll share this with other members of the City Council to see if there is an interest in revisiting the vote. My understanding is that the issues you bring up, while important, would not have been appropriate to raise at this week's meeting. By statute, we could only consider the question of whether the HPC's vote was incorrect, and decide this based on one issue--Does demolition of the site serve the "best interests" of the "majority of the community?" Beyond this, the testimony had to be in the record of the HPC prior to their last vote. We were limited, then, in the questions we could ask and the information we could use to make a decision. That said, I believe there is a path forward that will enable development on the site to begin. I would be open to talking with the developers and members of the City Council about strategies that might be of help in accomplishing this. My approach is collaborative. This is a solvable problem.

Thank you again for your suggestion. I greatly appreciate it.

Very best to you,

Mark Reinecke

From: Fagans-4 <joestanton@fagansinc.com>
Sent: Tuesday, January 13, 2026 3:29:28 PM
To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

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Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".
- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.

- It is often repeated “Show us a plan on how you can incorporate the structure and demolition will be approved”. How many tens of thousands of dollars in drawings would have to be presented to get this done? It’s like saying I don’t know what I want from you, but I’ll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.

- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.

- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn’t mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

FAGANS
Incorporated

From: Rebecca Baltikas
Sent: Tuesday, December 30, 2025 2:14:35 PM
To: Malkosky, Jessie
Cc: Stood, Emily
Subject: Re: 12.16.25 - HPC Meeting Motions

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Good afternoon,

Attached you'll find meeting minutes from the most recent Historic Preservation meeting (12/16/25).

After your review, please let me know if there are any corrections or edits you'd like to see executed - happy to help.

Wishing you a beautiful start to the new year!

Kindly,
Becca

On Thu, Dec 18, 2025 at 9:26:AM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hi Becca,

Here is a summary of the motion approvals from the recent HPC meeting.

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

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From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Friday, January 16, 2026 4:24:04 PM
To: Dave Patzelt
Cc: DeGroot, David
Subject: RE: 2026-01-15 Mill Race Inn - Shed.pdf

Dave,

Yes, this would need to go before HPC. The due date for materials for the 1/21/2026 meeting was 1/6/2026, so adding this proposal would not be possible for the January meeting, and would have to be considered for a later date.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Stood, Emily
Sent: Friday, January 16, 2026 4:29:27 PM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: RE: 2026-01-15 Mill Race Inn - Shed.pdf

Dave,

Yes, this would need to go before HPC. The due date for materials for the 1/21/2026 meeting was 1/6/2026, so adding this proposal would not be possible for the January meeting, and would have to be considered for a later date.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, January 16, 2026 4:09 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 2026-01-15 Mill Race Inn - Shed.pdf

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I assume that the proposed structure will need to go before HPC as it is within the footprint of the historic structure.

If so, is it too late to be on the 1/21/2026 HPC agenda?

From: Stood, Emily
Sent: Monday, January 05, 2026 8:40:39 AM
To: 'Lisa McManus'
Subject: RE: 4 E State Appeal

Lisa,

No worries! I didn't expect any quick responses last week.

That's perfect that you're already planning on being there. I'm attaching the script that Jewel used during the last appeal, if that's helpful in making up a new script. Happy to help pull together an updated version for this time around if you'd like. I can always hop on a call or set up a meeting if that's easier as well. I think the goal would be similar to the HPC meeting in making sure we really stick to the current application and emphasize everyone's conclusions from the meeting.

Either way, I'll keep you updated if anything changes as we get closer to the meeting!

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Lisa McManus <lap8272@gmail.com>
Sent: Sunday, January 4, 2026 8:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: 4 E State Appeal

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Sorry- I was out of town! Yes, I was planning on attending the meeting in general.

On Mon, Dec 29, 2025 at 4:30?PM Stood, Emily <estood@geneva.il.us> wrote:

Hi Lisa,

Hope you're doing well, and that your holiday season has been good! I have an ask for you.

From: Davids, Brian
Sent: Wednesday, December 31, 2025 2:24:33 PM
To: 'Dave Patzelt'
Cc: Landers, Nate; Jerry Hubbe; DeGroot, David; Babica, Rich; Byrne, Brian
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Good afternoon Dave,

I am spending some time today cleaning up my files and I do not see that we ever sent the response to this submittal. I apologize for any inconvenience that has caused you. If we did send it already, sorry for the double transmittal.

Thanks and happy New Year,

Brian Davids

City Engineer

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

bdavids@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, October 29, 2025 7:07 AM
To: Davids, Brian <bdavids@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Good morning.

Not to push or pressure the city in their review of the application for the demolition of the gazebo at the former Mill Race site, as some of you may be aware, Shodeen has submitted a different application for demolition of the stone remnant structure again as well. I would hope that we could obtain the gazebo demolition soon so that it does not get wrapped up in the debate/discussions of the stone remnant structure application process with the public at large. Is there any estimated schedule of the review and response to the gazebo demolition permit application?

Thank you in advance.

Dave

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Wednesday, October 22, 2025 3:35 PM
To: Collins, Heather <hcollins@geneva.il.us>; Dave Patzelt <dave@shodeen.com>

Cc: Landers, Nate <nlanders@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Thanks Heather

All – I have sent this to our consultant for review.

--

Brian Davids, P.E.

City Of Geneva

Dept. of Public Works, Engineering Division

City Engineer

(630) 232-1501

bdavids@geneva.il.us

[Apply here for a ROW Permit](#)

From: Collins, Heather <hcollins@geneva.il.us>

Sent: Wednesday, October 22, 2025 1:10 PM

To: Davids, Brian <bdavids@geneva.il.us>; 'Dave Patzelt' <dave@shodeen.com>

Cc: Landers, Nate <nlanders@geneva.il.us>; 'Jerry Hubbe' <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Finance has received and recorded the deposit. The project code setup is "SW ENG 004". Please let me know if you need anything further.

Thanks,

Heather Collins

Accounting Supervisor

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4104](tel:4104)

hcollins@geneva.il.us

From: Davids, Brian <bdavids@geneva.il.us>

Sent: Wednesday, October 22, 2025 12:30 PM

To: 'Dave Patzelt' <dave@shodeen.com>

Cc: Landers, Nate <nlanders@geneva.il.us>; 'Jerry Hubbe' <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Update – it was buried inside of a submittal to our Historic Preservation Planner, so we now have it and will get it over to Finance. Once I hear from Finance that they have it, I will forward to our consultant.

--

Brian Davids, P.E.

City Of Geneva

Dept. of Public Works, Engineering Division

City Engineer

(630) 232-1501

bdavids@geneva.il.us

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From: Davids, Brian

Sent: Wednesday, October 22, 2025 9:21 AM

To: 'Dave Patzelt' <dave@shodeen.com>

Cc: Landers, Nate <nlanders@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave, I have confirmed with both City Hall and Finance that neither group has received this check. Did you leave it with our front desk at City Hall, or with a specific person I can follow up with? Otherwise please deliver that payment to Finance, not City Hall, at 15 S. First St.

--

Brian Davids, P.E.

City Of Geneva

Dept. of Public Works, Engineering Division

City Engineer

(630) 232-1501

bdavids@geneva.il.us

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From: Dave Patzelt <dave@shodeen.com>

Sent: Tuesday, October 21, 2025 7:26 AM

To: Davids, Brian <bdavids@geneva.il.us>

Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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The \$2500 check was delivered to City Hall yesterday.

Look forward to the City's review and approval of the permit to remove the gazebo from the floodplain.

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Monday, October 20, 2025 8:19 AM
To: Dave Patzelt <dave@shodeen.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave, the easiest method is to deliver a check for \$2500 to Finance at 15 S. First St., but I believe they have electronic methods as well if preferred. I've copied Heather Collins with Finance as an FYI.

--

Brian Davids, P.E.

City Of Geneva

Dept. of Public Works, Engineering Division

City Engineer

(630) 232-1501

bdavids@geneva.il.us

[Apply here for a ROW Permit](#)

From: Dave Patzelt <dave@shodeen.com>
Sent: Monday, October 20, 2025 8:17 AM
To: Davids, Brian <bdavids@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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How do I establish the escrow?

From: Davids, Brian <bdavids@geneva.il.us>

Sent: Monday, October 20, 2025 8:15 AM

To: Dave Patzelt <dave@shodeen.com>

Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Thanks Dave,

Per your submittal's Tab 5, please establish a \$2500 escrow with Finance and notify me once complete. Once established I will provide this document to our stormwater consultant for review.

--

Brian Davids, P.E.

City Of Geneva

Dept. of Public Works, Engineering Division

City Engineer

(630) 232-1501

bdavids@geneva.il.us

[Apply here for a ROW Permit](#)

From: Dave Patzelt <dave@shodeen.com>

Sent: Monday, October 20, 2025 8:09 AM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Here is the submittal you requested for the Gazebo demolition.

From: Babica, Rich <rbabica@geneva.il.us>

Sent: Friday, February 21, 2025 3:19 PM

To: Dave Patzelt <dave@shodeen.com>

Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave,

The request to review the applicability of the Kane County stormwater review has been completed.

The Kane County Stormwater Ordinance allows for nine (9) exemptions as to what "Development" does not include:

Development, however, does not include:

- A. **Site Maintenance** and repair of existing **Buildings** or facilities located outside of the **Floodplain**;
- B. **Site Maintenance** of existing parking lots, pedestrian trails and bikeways outside the **Floodplain** provided that no new **Impervious Areas** are added, there is no increase in peak flows, and there is no change in the location of the stormwater discharge;
- C. **Site Maintenance**, including resurfacing of streets and highways outside the **Floodplain**;
- D. **Site Maintenance**, including resurfacing of publicly owned streets and highways within the **Floodplain** provided the difference between the elevation of the road surface after resurfacing and the elevation of the road surface on the **Effective Date** is not more than two inches (2");
- E. Maintenance of existing **Stormwater Management Measures** (e.g. sediment removal, shoreline stabilization, etc.), to restore to or improve: 1) the permitted function and condition, or 2) if completed prior to the **Effective Date** of this Chapter, the verifiable constructed function and condition;
- F. Paving over an existing permitted or grandfathered **Impervious Area**, provided no change in peak discharge or location of discharge;
- G. For agricultural uses, maintenance of existing drainage systems for the limited purpose of maintaining cultivated areas and crop production;
- H. For agricultural uses, improvements undertaken pursuant to a written **NRCS** conservation plan provided they are outside of the **Floodplain**; and
- I. Plowing, cultivation and similar agricultural practices that do not involve filling, grading or the construction of levees.

Removal of a structure is not included within the above listed exemptions. Therefore, a stormwater review is applicable and that a deposit escrow would also be applicable within existing City standards.

While I understand that this is the desired outcome, once the escrow has been secured then the review process can begin.

Rich Babica

Director of Public Works

City of Geneva, Illinois

1800 South Street

Geneva, Illinois 60134

630.232.1501

From: Dave Patzelt <dave@shodeen.com>

Sent: Thursday, February 13, 2025 10:58 AM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David

<ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you Rich.

From: Babica, Rich <rbabica@geneva.il.us>

Sent: Thursday, February 13, 2025 9:17 AM

To: Dave Patzelt <dave@shodeen.com>

Cc: Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>; DeGroot, David <ddegroot@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Dave,

Your request that the Kane County Stormwater Ordinance is not applicable to your project will be reviewed as resources allow.

When that determination has been made, you will be advised on the status of the project review.

Rich Babica

Director of Public Works

City of Geneva, Illinois

1800 South Street

Geneva, Illinois 60134

630.232.1501

From: Dave Patzelt <dave@shodeen.com>

Sent: Thursday, February 13, 2025 9:10 AM

To: Davids, Brian <bdavids@geneva.il.us>

Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Jerry Hubbe <jerry_hubbe@shodeen.com>

Subject: RE: 4 E State St - Kane County Stormwater Worksheet

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Good morning.

The work being proposed Removal. As defined in the Kane County Storm Water Ordinance, the removal of the structure does not meet the definition of "Development." Thus, no review is required.

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Wednesday, February 12, 2025 5:32 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Hi Dave,

The escrow is pursuant to Title 13, Flood Control, specifically 13-2-2.3.B https://library.municode.com/il/geneva/codes/code_of_ordinances?nodeId=TIT13FLCO

The Kane County Stormwater Ordinance requires that we review this site for a Floodplain Permit as indicated previously. The escrow is provided to cover the costs of the review. Once the project is completed, the remaining escrow (less the costs of the review) is returned. Kane County's ordinance is available for your review on their website: <https://www.kanecountyil.gov/fder/pages/environmentalresources/waterresources/stormwater.aspx>

Thanks,

Brian

--

Brian Davids, P.E.

City Of Geneva

Dept. of Public Works, Engineering Division

City Engineer

(630) 232-1501

bdavids@geneva.il.us

[Apply here for a ROW Permit](#)

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, February 12, 2025 5:09 PM
To: Davids, Brian <bdavids@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please provide Shodeen with the City Ordinance section that requires Shodeen to provide the \$2500 escrow to Finance along with what the purpose of the escrow is to cover.

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Friday, February 7, 2025 7:17 AM
To: Johnson, Lauri <ljohnson@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Cc: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Subject: RE: 4 E State St - Kane County Stormwater Worksheet

Per Step 5 in the attached worksheet and discussion with our stormwater consultant, please have Shodeen provide a \$2500 escrow to Finance referencing this address, and provide a floodplain submittal for our review. WBK indicated because it is only demo and no fill it should be fairly straightforward, but we do want to issue a permit.

--

Brian Davids, P.E.

City Of Geneva

Dept. of Public Works, Engineering Division

City Engineer

(630) 232-1501

bdavids@geneva.il.us

[Apply here for a ROW Permit](#)

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Thursday, February 6, 2025 11:29 AM
To: Davids, Brian <bdavids@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>
Subject: 4 E State St - Kane County Stormwater Worksheet

Hi Brian D.,

Please see attached.

Thank you,

Lauri Johnson | Permit Technician 🇺🇸

City of Geneva | 109 James Street | Geneva, IL 60134

Office: 630-262-0280 | Website: www.geneva.il.us

[CLICK HERE FOR A PERMIT APPLICATION](#)

[CLICK HERE FOR CITY OF GENEVA CODE REFERENCES](#)

[CLICK HERE FOR PERMIT COSTS](#)

[CLICK HERE FOR PERMIT PACKETS](#)

The City of Geneva, Illinois Since 1835

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_____ Please do not print this email unless it is absolutely necessary.

From: Karen Lando
Sent: Friday, January 16, 2026 5:43:10 PM
To: Stood, Emily
Subject: Re: 4 East State

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thanks so much, Emily!
I hope your weekend is a great one!

Relax and hopefully enjoy that no one is asking you for a thing! ??

Karen
Sent from my iPhone

> On Jan 16, 2026, at 1:57?PM, Stood, Emily wrote:

>

> ?Hi Karen,

>

> The Demolition application is required to include a plat of survey, so it is still available with those documents on the Developments webpage, linked below. I believe the plat itself is in the Permit Request section.

>

> <https://www.geneva.il.us/1667/4-E-State-Street-Historic-Landmark-Demol>

>

> Have a good weekend!

>

> Emily Stood

> Preservation Planner

> _____

>

> -----Original Message-----

> From: Karen Lando

> Sent: Friday, January 16, 2026 11:26 AM

> To: Stood, Emily

> Subject: 4 East State

>

> *****

> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

> *****

>

>

>

> Hi Emily,

> Is the plat of survey for the Shodeen property at 4 East State available online?

>

> I'd like very much to see it if possible. Please let me know how I'd be able to access it.

>

> Thanks so much,

> Karen Lando.

>

> Sent from my iPhone

>

>

> The City of Geneva, Illinois Since 1835

>

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>

> Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

>

> [<https://thor.geneva.il.us/images/coglogo.gif>][https://thor.geneva.il.us/images/facebook_logo.jpg][https://thor.geneva.il.us/images/twitter_logo.png]

[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Friday, January 16, 2026 1:57:23 PM
To: 'Karen Lando'
Subject: RE: 4 East State

Hi Karen,

The Demolition application is required to include a plat of survey, so it is still available with those documents on the Developments webpage, linked below. I believe the plat itself is in the Permit Request section.

<https://www.geneva.il.us/1667/4-E-State-Street-Historic-Landmark-Demol>

Have a good weekend!

Emily Stood
Preservation Planner

-----Original Message-----

From: Karen Lando
Sent: Friday, January 16, 2026 11:26 AM
To: Stood, Emily
Subject: 4 East State

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,
Is the plat of survey for the Shodeen property at 4 East State available online?

I'd like very much to see it if possible. Please let me know how I'd be able to access it.

Thanks so much,
Karen Lando.

Sent from my iPhone

From: Stood, Emily
Sent: Tuesday, December 02, 2025 10:30:27 AM
To: 'Dave Patzelt'
Subject: RE: 4 East State St application

Good morning,

Attached is the document of letters and emails I have been compiling, which is updated to the last message I've received, which you also forwarded yesterday.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, December 2, 2025 7:36 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: 4 East State St application

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Good morning.

I know that some residents have sent emails and letters directly to the City. Can I please obtain copies of all the letters that are on file for this application request?

From: Dave Patzelt
Sent: Thursday, December 11, 2025 10:51:30 AM
To: Stood, Emily
Cc: DeGroot, David
Subject: Re: 4 East State Street letters from the public

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Thank you Emily.

On Dec 11, 2025, at 10:43?AM, Stood, Emily <estood@geneva.il.us> wrote:

?
Good morning,

The materials posted online include everything that was received by the City up to the point of their posting. The letter you attached was received by the City yesterday, after the application materials were posted. I attached a screenshot with a timestamp to allay your concerns.

Typical practice is to post letters in a compiled set for efficiency and to make those materials more clear for community members. In following that practice, any additional letters we receive, including the one you attached, will be posted in a set next week before the meeting.

Of course, continue to send any additional letters you would like to be included, and those will be added to that list.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 11, 2025 8:17 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 4 East State Street letters from the public

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Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

The City of Geneva, Illinois Since 1835

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<TimestampedMessage_2025-12-11.png>

From: Stood, Emily
Sent: Thursday, December 11, 2025 10:43:43 AM
To: 'Dave Patzelt'
Cc: DeGroot, David
Subject: RE: 4 East State Street letters from the public

Good morning,

The materials posted online include everything that was received by the City up to the point of their posting. The letter you attached was received by the City yesterday, after the application materials were posted. I attached a screenshot with a timestamp to allay your concerns.

Typical practice is to post letters in a compiled set for efficiency and to make those materials more clear for community members. In following that practice, any additional letters we receive, including the one you attached, will be posted in a set next week before the meeting.

Of course, continue to send any additional letters you would like to be included, and those will be added to that list.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 11, 2025 8:17 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: DeGroot, David <ddegroot@geneva.il.us>
Subject: 4 East State Street letters from the public

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Good morning.

I was provided a copy of another letter that was apparently sent to the HPC on 12/2/25. I did not see this letter posted on the City website. A copy is attached. This made me wonder if there are other letters that have been sent to the HPC that are not on the website or included in the record. Is there some way to verify or confirm that all letters have been provided for the public?

From: andy@paramountfence.com
Sent: Tuesday, December 02, 2025 11:10:38 AM
To: Johnson, Lauri
Subject: RE: 561 Green Meadow Lane - Fence Permit

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Thank you Lauri! I will reach out to him. I don't think I will have much luck, but I appreciate your help either way.



From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Monday, December 1, 2025 11:52 AM
To: 'Andy See' <andy@paramountfence.com>
Subject: 561 Green Meadow Lane - Fence Permit

Hi Andy,

All fences in that area must be approved by Craig Shodeen at the Shodeen Group **prior to the City's permit approval**. Their contact information is below:

Shodeen Group Corporate Office
(630) 232-8570
77 North First Street
Geneva, IL 60134
info@shodeen.com

I've attached a letter that Shodeen previously sent to 651 Green Meadow regarding allowable fence height. Please see the attached document.

Thank you,

Lauri Johnson
Permit Technician

City of Geneva, Illinois
Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)
ljohnson@geneva.il.us
[Permits Link](#)

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From: Zable, Cam
Sent: Tuesday, December 16, 2025 8:20:55 AM
To: VanGyseghem, Bob; Morser, Ian; Huggins, Jake
Subject: RE: Addresses lead letter

Hey Bob,

Attached is a spreadsheet that contains all of the water services. I used the filter in excel to show water services that only contain lead, galvanized or suspected or unknown on either the customer or city side. I also have only filtered it to show ones that had letters sent out before 2025.

Feel free to adjust any filters if you need to but this is just a snapshot of our GIS water service data.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division

Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Sunday, December 14, 2025 11:30 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Cam or Ian,

The list you sent did not give me galvanized services that have been sent letters. It might be because there is no date in the field for many of these addresses. Please take a look.

I also need a list of addresses that we have no customer or city side material in the data base for the address.

Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Thursday, December 11, 2025 9:47 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Here you go. Below is the filter that was run on the data before export. Let me know if you need anything adjusted.

The screenshot shows a query builder interface titled "Query 1" with an "SQL Editor" toggle. It contains the following filter clauses:

- Where City Material is equal to 'Pb - Lead'
- Or City Material is equal to 'GAL - Galvanized'
- Or Customer Material is equal to 'Pb - Lead'
- Or Customer Material is equal to 'GAL - Galvanized'
- And Customer Notified Date is on or before 12/31/2024 12:00:00 AM

At the bottom, there is a "+ Add Clause" button and "Apply" and "Cancel" buttons.

Cam Zable
GIS Coordinator

-----Original Message-----

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Thursday, December 11, 2025 8:47 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: Addresses lead letter

From the data base that I update the material list map there is a section on when letters have been sent to people with lead or galvanized services. Needs to be sent annually. Now, ones that I have sent out with a date of 2025 don't need to be sent a letter.
Can you send me a list that has address with a date before 2025 for both lead and galvanized services.

Sent from my iPhone

From: Zable, Cam
Sent: Tuesday, December 16, 2025 8:50:01 AM
To: VanGyseghem, Bob; Morser, Ian; Huggins, Jake
Subject: RE: Addresses lead letter

Hey Bob,

I added a field (Column AH in the attached spreadsheet) that has customer-city as one field for easier filtering. I also sorted the spread sheet based on notified date. I have a filter set to show the relevant materials you outlined in the original email.

Cam Zable

GIS Coordinator

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:31 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam,

I don't understand why more galvanized are not showing up? 627 Campbell St. is just an example. We have over 100 galvanized.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:21 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Hey Bob,

Attached is a spreadsheet that contains all of the water services. I used the filter in excel to show water services that only contain lead, galvanized or suspected or unknown on either the customer or city side. I also have only filtered it to show ones that had letters sent out before 2025.

Feel free to adjust any filters if you need to but this is just a snapshot of our GIS water service data.

Cam Zable

GIS Coordinator

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Sunday, December 14, 2025 11:30 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam or Ian,

The list you sent did not give me galvanized services that have been sent letters. It might be because there is no date in the field for many of these addresses. Please take a look.

I also need a list of addresses that we have no customer or city side material in the data base for the address.

Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Thursday, December 11, 2025 9:47 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Here you go. Below is the filter that was run on the data before export. Let me know if you need anything adjusted.

Query 1

SQL Editor

Where City Material is equal to Pb - Lead

Or City Material is equal to GAL - Galvanized

Or Customer Material is equal to Pb - Lead

Or Customer Material is equal to GAL - Galvanized

And Customer Notified Date is on or before 12/31/2024 12:00:00 AM

+ Add Clause

Apply Cancel

Cam Zable
GIS Coordinator

-----Original Message-----

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Thursday, December 11, 2025 8:47 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: Addresses lead letter

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Now, ones that I have sent out with a date of 2025 don't need to be sent a letter.

Can you send me a list that has address with a date before 2025 for both lead and galvanized services.

Sent from my iPhone

From: Zable, Cam
Sent: Tuesday, December 16, 2025 10:42:27 AM
To: Anderson, Mike
Cc: Huggins, Jake
Subject: RE: Addresses lead letter

Here is the sorted list as per our phone call. You will have to filter out whatever material combo you are looking for using column AH.

Please send me back any info you have so I can make sure this is updated.

Thanks

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division

Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: Zable, Cam

Sent: Tuesday, December 16, 2025 8:50 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Hey Bob,

I added a field (Column AH in the attached spreadsheet) that has customer-city as one field for easier filtering. I also sorted the spread sheet based on notified date. I have a filter set to show the relevant materials you outlined in the original email.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division

Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Tuesday, December 16, 2025 8:31 AM

To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Cam,

I don't understand why more galvanized are not showing up? 627 Campbell St. is just an example. We have over 100 galvanized.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>

Sent: Tuesday, December 16, 2025 8:21 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>

Subject: RE: Addresses lead letter

Hey Bob,

Attached is a spreadsheet that contains all of the water services. I used the filter in excel to show water services that only contain lead, galvanized or suspected or unknown on either the customer or city side. I also have only filtered it to show ones that had letters sent out before 2025.

Feel free to adjust any filters if you need to but this is just a snapshot of our GIS water service data.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Sunday, December 14, 2025 11:30 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam or Ian,

The list you sent did not give me galvanized services that have been sent letters. It might be because there is no date in the field for many of these addresses. Please take a look.

I also need a list of addresses that we have no customer or city side material in the data base for the address.

Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
bvangyseghem@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>
Sent: Thursday, December 11, 2025 9:47 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Here you go. Below is the filter that was run on the data before export. Let me know if you need anything adjusted.

Query 1

SQL Editor

Where City Material is equal to 'Pb - Lead'

Or City Material is equal to 'GAL - Galvanized'

Or Customer Material is equal to 'Pb - Lead'

Or Customer Material is equal to 'GAL - Galvanized'

And Customer Notified Date is on or before 12/31/2024 12:00:00 AM

+ Add Clause

Apply Cancel

Cam Zable
GIS Coordinator

-----Original Message-----

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Thursday, December 11, 2025 8:47 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
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Sent from my iPhone

From: Zable, Cam
Sent: Tuesday, December 16, 2025 10:49:07 AM
To: Anderson, Mike
Cc: Huggins, Jake
Subject: RE: Addresses lead letter

Try this one.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
 Geneva, IL 60134
Desk: 630.232.1501
czable@geneva.il.us

From: Zable, Cam
Sent: Tuesday, December 16, 2025 10:49 AM
To: Anderson, Mike <manderson@geneva.il.us>
Cc: Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Did the sort not come through? Below is how mine is sorted

ObjectID	Service Address	Customer Material	City Material	Address Notes	Gooseneck Material	Galvanized Downstream?	Customer Notified Date
2	4850 214 1/2 W STATE ST	Copper	Unknown		Unknown		
3	80 319 1/2 W STATE ST	Copper	Copper	A	Unknown		
4	81 319 1/2 W STATE ST	Copper	Copper	B	Unknown		
5	82 319 1/2 W STATE ST	Copper	Copper	C	Unknown		
6	83 319 1/2 W STATE ST	Copper	Copper	D	Unknown		
7	50 13 1/2 N 3RD ST	Ductile Iron	Unknown	GREAT HAR	Unknown		
8	4844 206 1/2 W STATE ST	Lead	Unknown		Unknown		
9	130 318 1/2 N 5TH ST	Lead	Lead		Unknown		
10	6212 836 3RD AVE	Copper	Unknown		Unknown		
11	6213 830 3RD AVE	Copper	Unknown		Unknown		
12	6214 826 3RD AVE	Copper	Unknown		Unknown		
13	6215 825 3RD AVE	Copper	Unknown		Unknown		
14	6216 835 3RD AVE	Copper	Unknown		Unknown		
15	6217 837 3RD AVE	Copper	Unknown		Unknown		
16	6218 845 3RD AVE	Copper	Unknown		Unknown		
17	6210 846 3RD AVE	Unknown	Unknown		Unknown		
18	6211 840 3RD AVE	Unknown	Unknown		Unknown		
19	6224 844 4TH AVE	Copper	Unknown		Unknown		
20	6225 840 4TH AVE	Copper	Unknown		Unknown		
21	6226 836 4TH AVE	Copper	Unknown		Unknown		
22	6227 830 4TH AVE	Copper	Unknown		Unknown		
23	6228 828 4TH AVE	Copper	Unknown		Unknown		
24	6229 825 4TH AVE	Copper	Unknown		Unknown		
25	6231 839 4TH AVE	Copper	Unknown		Unknown		
26	6232 845 4TH AVE	Copper	Unknown		Unknown		
27	6230 835 4TH AVE	Unknown	Unknown		Unknown		
28	6237 850 5TH AVE	Copper	Unknown		Unknown		
29	6238 846 5TH AVE	Copper	Unknown		Unknown		
30	6239 836 5TH AVE	Copper	Unknown		Unknown		
31	6240 830 5TH AVE	Copper	Unknown		Unknown		
32	6241 820 5TH AVE	Copper	Unknown		Unknown		
33	6248 838 6TH AVE	Copper	Unknown		Unknown		
34	6273 701 6TH AVE	Copper	Unknown		Unknown		
35	6300 843 6TH AVE	Copper	Unknown		Unknown		
36	2900 108 7TH PL	Copper	Copper		Copper		
37	2901 106 7TH PL	Copper	Copper		Copper		

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
 Geneva, IL 60134
Desk: 630.232.1501
czable@geneva.il.us

From: Anderson, Mike <manderson@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:46 AM
To: Zable, Cam <czable@geneva.il.us>
Cc: Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam,

This is the same as the other list.

Mike Anderson

Supervisor of Water Supply and Treatment

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
manderson@geneva.il.us

FYI – I will be retiring from the City of Geneva on Friday December 19, 2025. After this date Jake Huggins will be assuming the role of Supervisor of Water Supply and Treatment. Jake can be reached at jhuggins@geneva.il.us.

From: Zable, Cam <czable@geneva.il.us>
Sent: Tuesday, December 16, 2025 10:42 AM
To: Anderson, Mike <manderson@geneva.il.us>
Cc: Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Here is the sorted list as per our phone call. You will have to filter out whatever material combo you are looking for using column AH.

Please send me back any info you have so I can make sure this is updated.

Thanks

Cam Zable

GIS Coordinator

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: Zable, Cam
Sent: Tuesday, December 16, 2025 8:50 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Hey Bob,

I added a field (Column AH in the attached spreadsheet) that has customer-city as one field for easier filtering. I also sorted the spread sheet based on notified date. I have a filter set to show the relevant materials you outlined in the original email.

Cam Zable

GIS Coordinator

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Sent: Tuesday, December 16, 2025 8:31 AM
To: Zable, Cam <czable@geneva.il.us>; Morser, Ian <imorser@geneva.il.us>; Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: Addresses lead letter

Cam,

I don't understand why more galvanized are not showing up? 627 Campbell St. is just an example. We have over 100 galvanized.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)
bvangyseghem@geneva.il.us

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Subject: RE: Addresses lead letter

Here you go. Below is the filter that was run on the data before export. Let me know if you need anything adjusted.

The screenshot shows a query builder interface for 'Query 1'. It features a grid of filter clauses with the following structure:

- Row 1: Where City Material is equal to 'Pb - Lead'
- Row 2: Or City Material is equal to 'GAL - Galvanized'
- Row 3: Or Customer Material is equal to 'Pb - Lead'
- Row 4: Or Customer Material is equal to 'GAL - Galvanized'
- Row 5: And Customer Notified Date is on or before 12/31/2024 12:00:00 AM

At the bottom, there is a '+ Add Clause' button and 'Apply' and 'Cancel' buttons. An 'SQL Editor' toggle is visible in the top right corner.

Cam Zable
GIS Coordinator

-----Original Message-----

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Can you send me a list that has address with a date before 2025 for both lead and galvanized services.

Sent from my iPhone

From: Alan Leahigh
Sent: Tuesday, December 09, 2025 9:58:48 AM
To: Bowring, Anaïs
Cc: Malecki, William
Subject: Re: Appreciate Your Visit

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Anaïs --

That would be fabulous. I'm wondering, though, if it would be best to wait until after Shodeen presents its case, which will be in their petition for demolition and presentation to the Historic Preservation Commission next Tuesday. We'll then have more information about whether, when and how to move forward.

Also after next week, a decision could be made on my possible meeting with David Pazelt to show and discuss the model, as we discussed. Perhaps that should occur before a presentation to the Ccity ouncil. I just don't know the best strategy until after this coming week.

-- Alan

On 12/09/2025 9:34 AM CST Bowring, Anaïs <abowring@geneva.il.us> wrote:

Dear Alan,

It was a pleasure to meet with you and chat. I thought since we have a meeting coming up next week, I would introduce your interest in making a presentation next week during new business. Let me know if you'd rather we waited.

Best,

Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: 630.232.0000 ext 4001

On Dec 9, 2025, at 1:27?AM, Alan Leahigh <alankleahigh@comcast.net> wrote:

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Dear Alderspersons Bowring and Malecki,

Thank you again for your visit on Sunday. I'm glad that we could get together to preview the architectural model of the Alexander brothers' foundry and blacksmith shop and to discuss related issues.

I'll keep in touch, and probably contact you after the Historic Preservation Commission holds its hearing next week. We'll know by then what's in the newest petition for demolition and what the commissioners have to say about it.

I appreciate your time. I think this is important for the community.

-- Alan

The City of Geneva, Illinois Since 1835

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From: Malecki, William
Sent: Thursday, December 11, 2025 10:44:50 AM
To: Alan Leahigh; Bowring, Anaïs
Subject: Re: Appreciate Your Visit

Mr. Leahigh,

Thank you for taking the time to meet with us last Sunday.

As you mentioned, I think at this time we should see how the upcoming HPC meeting goes.

Stay warm this weekend!

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742*

From: Alan Leahigh <alankleahigh@comcast.net>
Sent: Tuesday, December 9, 2025 9:58:48 AM
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Please do not print this email unless it is absolutely necessary.

From: Burns, Kevin
Sent: Saturday, December 20, 2025 10:57:54 AM
To: Voigt, Alex
Cc: DeGroot, David; Sandack, Ron
Subject: Re: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Great comments and thank you. I welcome discussing these and others as they appear...

Always happy to discuss.

KB

On Dec 20, 2025, at 10:35?AM, Voigt, Alex <avoigt@geneva.il.us> wrote:

?

I think this looks great, my thoughts are in bold below.

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>
Sent: Friday, December 19, 2025 10:12 AM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET
Importance: High

Alex, David & Ron,

Below is a stream of consciousness amendment/agreement related to the demolition of the structure at 4 E. State Street relevant to the advancement of redevelopment of property along the southeastern shore of Rt. 25 & Rt. 38.

There's a lot to digest so just let me know when you'd like to discuss and dissect. J

KB

DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

-
-
1. ~~Upon careful and responsible disassembling of the structure (avoiding merely bulldozing), materials deemed worthy of preserving for monument design, development and installation shall be relocated from 4. E. State parcel and stored in a location agreed upon and authorized by the City. Costs associated with such work shall be paid for with TIF funds. ***I don't think we should commit to this.***~~
 2. Remaining material from the disassembled structure will be offered to the GHM as a right-of-first-refusal to be used for purposes including but not limited to, collections, fundraising (selling pieces), etc.
 3. Preserve sufficient material from structure to design and develop and educational structure (monument) recognizing the erstwhile Blacksmith Shop and its relationship to the City for public benefit and place said structure (monument) on or in close proximity to the redevelopment of the 4 E. State parcel. ***Does it have to be a separate monument? Or can it***

be incorporated into the structure and signed as such, or something along those lines?

4. Design of said monument to be directed by a panel of citizens appointed by the City and will include at least 2 representatives of the City Council, 1 representative from GHM , 1 representative of the Shodeen Group/Foundation (??? not sold on Shodeen rep), 1 representative from the City's Historic Preservation Commission and 1 one at-large community representative. ***I would like to discuss this more, this part makes me nervous. We need a process that will help "rebuild" the relationship between the community and Shodeen – this could inhibit this. I like the spirit of it, but given the poor relationship would need to be very carefully managed.***
5. All costs associated with the design, development and installation of said monument will be paid for by a grant from the Shodeen Foundation and not to exceed \$ _____

or...

All costs associated with the design, development and installation of said monument will be paid for by TIF funds as the monument is a "public benefit". Costs associated thereto will be deducted from the anticipated TIF request by Mill Race Land Company/Shodeen. ***I think the approval and or proposal to use public funds with the fines out in the wind would be a bad idea.***

6. Perpetual care of said monument shall be paid for by TIF funds and upon expiration of the TIF said costs shall be transferred to the City (just as the "Rain Man" statute on S. Third Street). ***Same comment as above.***
7. Payment of fines assigned to the Mill Race Land Company shall be recouped by the City (effective dates of aggregate fines tbd) by means of subtracting said amount of fines from anticipated TIF request by Mill Race Land Company/Shodeen and approved by the City. ***This needs to be front and center and carefully articulated. Top of the fold as they say.***

NOTE:

Per our own code we need to add dates and expectations of when disassembling of structure must commence.

Notice that I have not included any redevelopment deadline submittal date...should I/we?

From: Voigt, Alex

Sent: Saturday, December 20, 2025 10:35:35 AM

To: Burns, Kevin; DeGroot, David; Sandack, Ron

Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

I think this looks great, my thoughts are in bold below.

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>

Sent: Friday, December 19, 2025 10:12 AM

To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>

Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Importance: High

Alex, David & Ron,

Below is a stream of consciousness amendment/agreement related to the demolition of the structure at 4 E. State Street relevant to the advancement of redevelopment of property along the southeastern shore of Rt. 25 & Rt. 38.

There's a lot to digest so just let me know when you'd like to discuss and dissect. J

KB

DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

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4. Upon careful and responsible disassembling of the structure (avoiding merely bulldozing), materials deemed worthy of preserving for monument design, development and installation shall be relocated from 4. E. State parcel and stored in a location agreed upon and authorized by the City. ~~Costs associated with such work shall be paid for with TIF funds.~~ ***I don't think we should commit to this.***
2. Remaining material from the disassembled structure will be offered to the GHM as a right-of-first-refusal to be used for purposes including but not limited to, collections, fundraising (selling pieces), etc.
3. Preserve sufficient material from structure to design and develop and educational structure (monument) recognizing the erstwhile Blacksmith Shop and its relationship to the City for public benefit and place said structure (monument) on or in close proximity to the redevelopment of the 4 E. State parcel. ***Does it have to be a separate monument? Or can it be incorporated into the structure and signed as such, or something along those lines?***
4. Design of said monument to be directed by a panel of citizens appointed by the City and will include at least 2 representatives of the City Council, 1 representative from GHM , 1 representative of the Shodeen Group/Foundation

(??? not sold on Shodeen rep), 1 representative from the City's Historic Preservation Commission and 1 one at-large community representative. ***I would like to discuss this more, this part makes me nervous. We need a process that will help "rebuild" the relationship between the community and Shodeen – this could inhibit this. I like the spirit of it, but given the poor relationship would need to be very carefully managed.***

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NOTE:

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From: Burns, Kevin
Sent: Sunday, December 21, 2025 1:04:28 PM
To: Voigt, Alex; DeGroot, David; Sandack, Ron
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

See attached...

KB

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Saturday, December 20, 2025 10:36 AM
To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

I think this looks great, my thoughts are in bold below.

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>
Sent: Friday, December 19, 2025 10:12 AM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET
Importance: High

Alex, David & Ron,

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KB

DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

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3. Preserve sufficient material from structure to design and develop and educational structure (monument) recognizing the erstwhile Blacksmith Shop and its relationship to the City for public benefit and place said structure (monument) on or in close proximity to the redevelopment of the 4 E. State parcel. ***Does it have to be a separate monument? Or can it be***

incorporated into the structure and signed as such, or something along those lines?

4. Design of said monument to be directed by a panel of citizens appointed by the City and will include at least 2 representatives of the City Council, 1 representative from GHM , 1 representative of the Shodeen Group/Foundation (??? not sold on Shodeen rep), 1 representative from the City's Historic Preservation Commission and 1 one at-large community representative. ***I would like to discuss this more, this part makes me nervous. We need a process that will help "rebuild" the relationship between the community and Shodeen – this could inhibit this. I like the spirit of it, but given the poor relationship would need to be very carefully managed.***
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From: DeGroot, David
Sent: Monday, December 22, 2025 12:13:18 PM
To: Burns, Kevin; Voigt, Alex; Sandack, Ron
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

Good afternoon,

Please see my comments in the attachment. I reserved an hour for us next Monday before our meeting with Dave. Let me know if you think we need more time.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: Burns, Kevin <kburns@geneva.il.us>
Sent: Sunday, December 21, 2025 1:04 PM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

[See attached...](#)

KB

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Saturday, December 20, 2025 10:36 AM
To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET

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Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
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avoigt@geneva.il.us

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Sent: Friday, December 19, 2025 10:12 AM
To: Voigt, Alex <avoigt@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: ATTORNEY CLIENT PRIVILEGE WORK PRODUCT - DRAFT AMENDMENT or AGREEMENT for DEMOLITION OF STRUCTURE at 4 E. STATE STREET
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DRAFT Demolition Permit Amendment/Agreement Toward Advancing Redevelopment of 4 E. State Street Property

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Notice that I have not included any redevelopment deadline submittal date...should I/we?

From: Amanda Jones
Sent: Monday, December 15, 2025 12:20:02 PM
To: Stood, Emily
Subject: Re: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you! All the best to you and hoping for a resolution soon.

On Monday, December 15, 2025 at 12:18:24 PM CST, Stood, Emily <estood@geneva.il.us> wrote:

Hello,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents. With your permission, I will post this message online with the other letters about the property for the review of the Commissioners.

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Amanda Jones <jonesamanda2547@yahoo.com>
Sent: Monday, December 15, 2025 12:16 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi,

I respect our historic preservationists but not everything in this town can be preserved or salvaged.

I urge you to please allow the demolition of the blacksmith shop. The Mill Race corner has been a dilapidated eyesore for too long. It seems the preservation committee is not really interested in developing this corner and instead wants to block Shodeen out of spite. Lets not forget he is the one who developed the old hospital into a vibrant area that has added to the charm and economic growth of 3rd St. He is also responsible for The Herrington. I don't think anyone would argue that these were unfavorable developments. It's time to move on and let go. Stop with the vendetta against Shodeen and let's move forward with developing this gateway to our downtown.

Sincerely,
Amanda Jones
Geneva Resident

The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.
There is no expectation of privacy for any messages sent to or received from the City of Geneva.

Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Paschke, Martha
Sent: Sunday, December 21, 2025 11:50:40 AM
To: Kim March
Subject: Re: Blacksmith Shop

Hi Kim,

Thank you for reaching out.
I also watched the meeting and will be keeping your thoughts in mind going forward.

Thank you,

Martha
Sent from my iPhone

On Dec 18, 2025, at 4:24?PM, Kim March <kmarch56@gmail.com> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Martha,

I watched the HPC meeting on the blacksmith shop demolition and I'm not sure how you are going to figure out if the majority of Genevans are for the demolition of the blacksmith shop, but you can put me down for NOT demolishing it. Once a historic building is gone you can NEVER get it back. I believe Shodeen is gaslighting the citizens of Geneva by doing nothing to preserve the building and that they are waiting for it to fall over so they can say it's not safe and needs to go. I also believe a person/business MUST pay the fines levied, but apparently Shodeen believes the law doesn't apply to them.

If Shodeen petitions the city council for demolition I hope you vote to preserve the blacksmith shop.

On another note, I watched a past city council meeting where you mentioned a get together with the citizens of ward 4 but unfortunately I didn't see the video until after the fact. If you have another one could you please email me so I can attend.

Thank you,
Kim March
120 S Pine St, Geneva, IL 60134

From: Malecki, William
Sent: Monday, January 12, 2026 5:59:36 PM
To: Candace Moline; Bowring, Anaïs
Subject: Re: Blacksmith Shop

Hi Candace,

I did receive your email and want to thank you for reaching out and sharing your opinion.

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002*

Mobile: (630) 841-2742

From: Candace Moline <cbm280@att.net>
Sent: Monday, January 12, 2026 4:18:58 PM
To: Bowring, Anaïs; Malecki, William
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good Afternoon,

I am one of your constituents and a long time resident of Geneva.

First of all, thank you for your public service.

While I understand the property where the blacksmith shop lies is currently unattractive, Shodeen is allowing it to deteriorate and flaunting city ordinances.

This piece of Geneva's history can never be replaced. Shodeen has requested a demolition permit from the city multiple times and the council has voted it down each time. What has changed? What new proposal does Shodeen have? Nothing.

It should not be treated any differently from anyone else when it comes to city ordinances. Shodeen has been playing a waiting game, trying to stir up the public's ire about a situation of its own creation.

Consultants have shown that with funding from a TIF district in a public-private partnership, the structure could be saved and repurposed. If Shodeen isn't willing to come up with a plan to incorporate at least part of the blacksmith shop in a development, they can choose to sell the land. There will be a creative developer out there who can come up with a fresh development that incorporates our history.

One of the things that makes Geneva special is the pride we take in our history. Please don't allow Shodeen to tear down one of oldest standing parts of it.

Please vote against the demolition tonight. Could you please confirm you received this email?

Thank you for your consideration.

Candace Moline

From: Malecki, William
Sent: Monday, January 12, 2026 5:59:36 PM
To: Candace Moline; Bowring, Anaïs
Subject: Re: Blacksmith Shop

Hi Candace,

I did receive your email and want to thank you for reaching out and sharing your opinion.

-Billy

*William Malecki
Alderson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002*

Mobile: (630) 841-2742

From: Candace Moline <cbm280@att.net>
Sent: Monday, January 12, 2026 4:18:58 PM
To: Bowring, Anaïs; Malecki, William
Subject: Blacksmith Shop

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Please vote against the demolition tonight. Could you please confirm you received this email?

Thank you for your consideration.

Candace Moline

From: Stood, Emily
Sent: Monday, December 15, 2025 12:17:52 PM
To: 'Amanda Jones'
Subject: RE: Blacksmith Shop

Hello,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents. With your permission, I will post this message online with the other letters about the property for the review of the Commissioners.

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Amanda Jones <jonesamanda2547@yahoo.com>
Sent: Monday, December 15, 2025 12:16 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi,

I respect our historic preservationists but not everything in this town can be preserved or salvaged.

I urge you to please allow the demolition of the blacksmith shop. The Mill Race corner has been a dilapidated eyesore for too long. It seems the preservation committee is not really interested in developing this corner and instead wants to block Shodeen out of spite. Lets not forget he is the one who developed the old hospital into a vibrant area that has added to the charm and economic growth of 3rd St. He is also responsible for The Herrington. I don't think anyone would argue that these were unfavorable developments. It's time to move on and let go. Stop with the vendetta against Shodeen and let's move forward with developing this gateway to our downtown.

Sincerely,
Amanda Jones
Geneva Resident

From: Stood, Emily
Sent: Thursday, December 18, 2025 3:52:15 PM
To: 'Kim March'
Subject: RE: Blacksmith Shop

Hello Kim,

Thank you for reaching out! The public hearing on this topic is closed, so the HPC is no longer taking comments. I would encourage you to forward this message to your elected officials in order to make your voice heard. The alderpersons contacts are available [here](#).

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Kim March <kmarch56@gmail.com>
Sent: Thursday, December 18, 2025 1:27 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Emily,

I'm not sure how you are going to figure out if the majority of Genevans are for the demolition of the blacksmith shop, but you can put me down for NOT demolishing it. Once a historic building is gone you can NEVER get it back. I believe Shodeen is gaslighting the citizens of Geneva by doing nothing to preserve the building and that they are waiting for it to fall over so they can say it's not safe and needs to go. I also believe a person/business MUST pay the fines levied, but apparently Shodeen believes the law doesn't apply to them.

Thank you for trying to preserve the blacksmith shop.

Kim March
120 S. Pine St.
Geneva, IL

From: Stood, Emily
Sent: Thursday, December 18, 2025 3:53:29 PM
To: 'Carl King'
Subject: RE: Blacksmith Shop

Hi Carl,

Thank you for reaching out! The public hearing on this topic is closed, so the HPC is no longer taking comments. I would encourage you to forward this message to your elected officials in order to make your voice heard. The alderpersons' contacts are available [here](#).

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Carl King <carl@thevictorianfox.com>
Sent: Thursday, December 18, 2025 8:16 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

We live in a historic home in Geneva. While repairs are often more expensive and materials harder to find, we believe this is the beauty of preserving the past.

We are strongly opposed to Shodeen or any other company demolishing the blacksmith shop. It is such an iconic and irreplaceable part of Geneva's legacy that its loss would be tragic.

Best regards,

Carl King

From: Thomas Burgan
Sent: Tuesday, December 16, 2025 9:50:29 AM
To: Stood, Emily
Subject: Re: Blacksmith shop debate this evening

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you for asking. Sure thing, go ahead and post it.

Merry Christmas,

Tom

On Dec 16, 2025, at 9:10?AM, Stood, Emily <estood@geneva.il.us> wrote:

Mr. Burgan,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents.

With your permission, this message will be posted online with the other letters about the property for the review of the Commissioners. Emails and phone numbers will not be included in the post for your privacy.

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Thomas Burgan <boeingdriver@earthlink.net>
Sent: Tuesday, December 16, 2025 8:58 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith shop debate this evening

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Miss Stood,

Tear it down, don't tear it down, tear it down, don't tear it down. In Mayor Burns we have a Richard J. and Richard M. Daley who has been in office twenty years to long.

My name is Tom Burgan and I am a 35 year resident of Geneva. I enjoyed Mill Race Inn back in the day. I enjoyed Island Park until it became a crappy pass through on the trails, which by the way I frequent nearly daily on foot, bike and rollerblades. This standoff has got to end and unfortunately I guess I am going to side with Shodeen, who I think is shady developer in his own right, used to getting his way. SO my thinking...

1. Tear it down, but make Shodeen celebrate its existence by keeping all of the pieces and doing something for the community out of it in that location somewhere not buried in a corner.
2. I do NOT want to see his crappy condos or whatever else he has planned on that location without paying homage to the residents who are giving him THEIR permission to do so. This means public space for passerby's on the trail to take in and enjoy much like was possible years ago when Mill Race was a vibrant destination on the river trail, especially the gazebo.
3. Finally, Island Park has become a mess with the yearly flooding of the river. We're all so worried about taking out the dam, that we lose sight of the fact that the Army Corp will NOT allow any raising of Island Park to help with the annual flooding and mud making machine. I remember well summer concerts there and other events that brought out the residents. The pavilion building just had the bathrooms rebuilt by I assume The Geneva Park District. Time to finish the job and improve the park itself. I believe Shodeen should be a part of this renovation of the park, with his money and his company's mouth. Face it, he has name recognition and I'd like to see it put to use for THE PEOPLE of Geneva. **That location is a jewel of a gem and we need to polish it, NOT destroy it for personal gain.**

I cannot attend tonight's meeting, but I thank you for your time and effort in heading the discussion this evening.

Tom

Thomas J Burgan
Delta B-737 Captain (Ret)
630/272-3122 (cell 24/7)
boeingdriver@earthlink.net

<image001.png>

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Thomas J Burgan
Delta B-737 Captain (Ret)
630/272-3122 (cell 24/7)
boeingdriver@earthlink.net

PastedGraphic-1.tiff

From: Stood, Emily
Sent: Tuesday, December 16, 2025 9:10:57 AM
To: 'Thomas Burgan'
Subject: RE: Blacksmith shop debate this evening

Mr. Burgan,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents.

With your permission, this message will be posted online with the other letters about the property for the review of the Commissioners. Emails and phone numbers will not be included in the post for your privacy.

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Thomas Burgan <boeingdriver@earthlink.net>
Sent: Tuesday, December 16, 2025 8:58 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Blacksmith shop debate this evening

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Miss Stood,

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Tom

Thomas J Burgan
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630/272-3122 (cell 24/7)
boeingdriver@earthlink.net



From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:20:01 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Dear Chris,

Thank you very much for your thoughtful letter and recommendations regarding the Mill Race development project. If you would, I'd be interested in talking with you, if just for a few minutes.

Thanks again for your note.

Very best to you,

Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 9:10:31 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mr. Reinecke,
Please find attached a letter supporting the Geneva City Council's reconsideration of its January 12, 2026 vote which failed to reverse the City's Historic Preservation Commission's decision to deny ShoDeen's request for a permit to demolish the former Alexander Blacksmith building.
As a resident and voting constituent of the City's Fifth Ward, I ask that you make and/or support a motion for the Council to reconsider this question at its next City Council Meeting.
Chris Aiston
714 James St, Geneva, IL 60134

From: chris aiston
Sent: Thursday, January 15, 2026 4:02:03 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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If you'd like to give me your phone number, Mark, and a convenient day/time to call, I'd be happy to talk with you.
Chris

On Thu, Jan 15, 2026, 3:20?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Chris,

Thank you very much for your thoughtful letter and recommendations regarding the Mill Race development project. If you would, I'd be interested in talking with you, if just for a few minutes.

Thanks again for your note.

Very best to you,

Mark

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From: Reinecke, Mark
Sent: Thursday, January 15, 2026 4:43:30 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Hi Chris,

Certainly. I can be reached most easily at C: 630-270-6235.

Talk with you soon...

Have a v good evening,

Mark

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:20:01 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Chris Aiston

714 James St, Geneva, IL 60134

From: chris aiston
Sent: Thursday, January 15, 2026 6:00:39 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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Cool. Thx. Mark. Last question, is that a cell/text number?

On Thu, Jan 15, 2026, 4:43?PM Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Hi Chris,

Certainly. I can be reached most easily at C: 630-270-6235.

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From: Reinecke, Mark
Sent: Thursday, January 15, 2026 11:47:34 PM
To: chrisaiston9@gmail.com
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

Yes, it's my cell.

Have a good evening,

Mark

From: chris aiston <chrisaiston9@gmail.com>
Sent: Thursday, January 15, 2026 6:00:39 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demo Permit & Reversing HPC's Denial of Same

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From: Furnish, Larry
Sent: Monday, January 05, 2026 9:52:00 AM
To: Joel Erickson
Subject: Re: Blacksmith Shop Demolition Application Appeal

Hi Joe

I agree . This has cost the city too much to continue the fight . I watched the meeting . Historical Preservation did not come up with an economical way of saving the shop. There only argument was that they had public support to save the blacksmith shop. But when asked how much support they did not answer .

Thanks for the support to demo .

Larry Furnish

> On Jan 5, 2026, at 9:38?AM, Joel Erickson wrote:

>

> ?*****

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> *****

>

>

>

> 1st Ward Council Members Bowring and Malecki

>

> I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

>

> Not withstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application.

> Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

>

> Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

>

> In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

>

> In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

>

> The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

>

> Thank you,

>

> Joel Erickson

> 301 Burgess Road

> 1st Ward

From: Bowring, Anaïs
Sent: Monday, January 05, 2026 11:35:10 AM
To: Joel Erickson; Malecki, William
Cc: Burns, Kevin
Subject: Re: Blacksmith Shop Demolition Application Appeal

Dear Mr. Erickson,

Thank you for sharing your perspective on the proposed demolition of the historic structure at 4 East State Street. I appreciate hearing from constituents on issues that come before the council, and will take your thoughts into consideration as we review this issue.

Best,

Anaïs Bowring (she/her)

Aldersperson First Ward

City of Geneva, Illinois

22 South First Street

Geneva, IL, 60134

Phone: [630.232.0000](tel:630.232.0000) ext. 4001

From: Joel Erickson <jierickson47@gmail.com>
Sent: Monday, January 5, 2026 9:37:20 AM
To: Bowring, Anaïs; Malecki, William
Cc: Burns, Kevin
Subject: Blacksmith Shop Demolition Application Appeal

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1st Ward Council Members Bowring and Malecki

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To: Joel Erickson; Malecki, William
Cc: Burns, Kevin
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Anaïs Bowring (she/her)

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301 Burgess Road
1st Ward

From: Joel Erickson
Sent: Monday, January 05, 2026 3:10:55 PM
To: Bowring, Anaïs
Subject: Re: Blacksmith Shop Demolition Application Appeal

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Thank you for your response.
Whatever is decided someone is going to be unhappy

On Jan 5, 2026, at 11:35?AM, Bowring, Anaïs <abowring@geneva.il.us> wrote:

Dear Mr. Erickson,

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Anaïs Bowring (she/her)
Aldersperson First Ward
City of Geneva, Illinois
22 South First Street
Geneva, IL, 60134
Phone: [630.232.0000](tel:630.232.0000) ext. 4001

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Sent: Thursday, January 15, 2026 3:05:30 PM
To: joel erickson
Subject: Re: Blacksmith Shop Demolition Application Appeal

Dear Joel,

Thank you very much for your note. I appreciate your thoughts on the vote and very much hope the Mill Race site can be developed quickly. It's a remarkable property and opportunity.

Very best to you,

Mark

From: joel erickson <jerickson47@icloud.com>
Sent: Thursday, January 15, 2026 10:14:38 AM
To: Reinecke, Mark
Subject: Blacksmith Shop Demolition Application Appeal

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5th Ward Councilman Reinecke,

Prior to last weeks city council vote on the above I mistakenly understood I was located in the 1st ward , I wasn't aware the ward maps had changed and I am now in your ward, the 5th ward. Below is my transmittal to who I thought were my council representatives before the vote.

Since you voted to deny the demolition application appeal, I respectfully ask that you reconsider the vote and bring this matter up to again to the council, and vote to approve the appeal.

Despite the rhetoric, the reality is the property owners will not and cannot be forced into this ill considered building rehabilitation. We, the citizens of Geneva will be forced to look at this blighted partially demolished building for the indefinite future unless this vote is overturned. If a poll of citizens was to be taken I believe a majority would support the demolition and subsequent development of this property. As with politics it seems to be a small vocal minority has managed to make their voices heard over the number they actually represent.

Please take the action necessary.

Thank you,

Joel Erickson
301 Burgess Rd.
Geneva, IL 60134

1st Ward Council Members Bowring and Malecki

I was in attendance at the last Historic Preservation Commission meeting where the commission voted 7-0 to deny the blacksmith shop demolition application that had been submitted by the property owner, a Shodeen controlled entity. My understanding is that Shodeen will be appealing this decision to city council in the near future.

Notwithstanding the antagonism shown toward the applicant by the commission, I did not hear a compelling reason for denying the application. Dave Patzelt from Shodeen stated that they would not be restoring the blacksmith shop building and their position has not changed from when the building was designated an historic landmark in 2018.

Their reason was clear, it is not economically feasible to restore the building with architects estimating the restoration cost to be in the \$1000 psf range. The project would entail a new building foundation, rebuilt walls (the current walls would need to be dismantled and rebuilt with new mortar), new doors and windows, interior finish out, roof joists and roof with HVAC, electrical and plumbing.

In essence a new building would be constructed, with the only material remaining from the original building would be the limestone wall blocks reassembled in the new walls. My question how can this reconstructed building than be considered historic.

In the eight years since the historic designation, no third party including the Geneva Park District has shown any interest in incurring the expense of the building restoration. How much longer should this go and why. I'm sure there are certain parties including the lawyers involved in the various litigation who would be happy to see the issue remain unresolved and continue into the future indefinitely. I doubt if the citizens of Geneva that you represent support that.

The building needs to come down and allow the overall development to proceed. To allow the present situation to continue is not acceptable.

Thank you,

Joel Erickson
301 Burgess Road
1st Ward

The City of Geneva, Illinois Since 1835

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From: joel erickson
Sent: Thursday, January 15, 2026 7:35:05 PM
To: Reinecke, Mark
Subject: Re: Blacksmith Shop Demolition Application Appeal

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??

On Jan 15, 2026, at 2:05?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

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From: Malecki, William
Sent: Friday, January 09, 2026 2:21:32 PM
To: Sean Gallagher; Bowring, Anaïs
Subject: Re: Blacksmith Shop thoughts

Sean,

Thank you for your previous dedication to our city and service.

I appreciate your thoughtful email as well.

Please feel free to reach out at any time.

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002*

Mobile: (630) 841-2742

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Friday, January 9, 2026 1:09:56 PM
To: Bowring, Anaïs; Malecki, William
Subject: Blacksmith Shop thoughts

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Mrs. Bowring and Mr. Malecki,

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Warmly and grateful for your service!
Sean

Sean M. Gallagher A.I.A.

Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

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Subject: Re: Blacksmith Shop thoughts

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Warmly and grateful for your service!
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Sean M. Gallagher A.I.A.

Professor Judson University
Gallagher Associates Architects P.C.
427 Anderson Boulevard
Geneva, IL 60134
p: 630.845.9981
web: gallagherarch.com

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 4:08:37 PM
To: Sean Gallagher
Subject: Re: Blacksmith Shop thoughts

Dear Sean,

Thank you for your thoughtful note in support of preserving the Blacksmith Shop. I greatly appreciate your work in the area and your insights on development of historically important structures.

Thank you again.

Have a very good evening,

Mark

From: Sean Gallagher <contact@gallagherarch.com>
Sent: Friday, January 9, 2026 1:12:05 PM
To: Reinecke, Mark
Subject: Fwd: Blacksmith Shop thoughts

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Hi Mark,
Below is my email to my Ward 1 alder folks. Just thought I'd share it with you. It was great seeing you last night! As well please send my best to Marsha!
Warm regards,
Sean

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Professor Judson University
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----- Forwarded message -----

From: Sean Gallagher <contact@gallagherarch.com>
Date: Fri, Jan 9, 2026 at 1:09?PM
Subject: Blacksmith Shop thoughts
To: <abowring@geneva.il.us>, <wmalecki@geneva.il.us>

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web: gallagherarch.com

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 4:10:39 PM
To: Sean Gallagher
Subject: Re: Blacksmith Shop thoughts

Dear Sean,

A follow-up thought--If you'd like, feel free to share your letter with Aldermen representing other wards. I suspect they would appreciate your thoughts given your expertise in this area.

Thanks again,

Mark

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Date: Fri, Jan 9, 2026 at 1:09?PM
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To: <abowring@geneva.il.us>, <wmalecki@geneva.il.us>

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From: Bill Warwik
Sent: Tuesday, January 06, 2026 2:56:41 PM
To: Davids, Brian
Cc: Eduardo Garay; Ryan Illg; 'Tom Murphy GM'; Landers, Nate; Tymoszenko, Cathleen; Ramos, Olivia
Subject: RE: Campbell St. Apron

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Hi David,

Unfortunately, I figured that the City of Geneva would not be repairing that apron area (even though it is on City owned land) so I plan on replacing that bad section of asphalt this spring/summer.

Bill Warwik
Commercial Property Manager
Shodeen Group
77 N. 1st Street
Geneva, IL 60134
Ph. 630.232.7883



From: Davids, Brian <bdavids@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:51 PM
To: Bill Warwik <bill_warwik@shodeen.com>
Cc: Eduardo Garay <eduardo@thebghgroup.com>; Ryan Illg <Ryan.Illg@liviaitalianeatery.com>; 'Tom Murphy GM' <tom@liviaitalianeatery.com>; Landers, Nate <nlanders@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Ramos, Olivia <oramos@geneva.il.us>
Subject: Campbell St. Apron

Good afternoon Bill,

I am writing regarding the failing asphalt condition at the entrance to the alley that accesses the rear of 207 S. 3rd St. from Campbell St. It sounds like there has been years of back and forth on whether the City is responsible for the repair of this asphalt section or if that responsibility belongs to the property owner. I am confirming for you now that, much like a homeowner is responsible for the repair of their driveway apron, **this driveway apron is the responsibility of the property owner** regardless of being located on City-owned property. I have included a satellite image and a photo from today to confirm the location in question as well as the current condition of the asphalt apron. The City does not repair private driveway aprons.



Thanks,
Brian Davids
City Engineer

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

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_____ Please do not print this email unless it is absolutely necessary.

From: Tom Griseta
Sent: Tuesday, December 09, 2025 3:41:27 PM
To: Byrne, Brian
Subject: Re: Change of tenant permit

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Brian - Sorry for the delay. Please see attached. Also please see the floorplan from the landlord.

I thought I owed you more docs, but I only see this one attached. I know we handled the sign permit separately. Am I forgetting one?

Best,

Tom

On Mon, Nov 17, 2025 at 9:42?AM Tom Griseta <tom.griseta@enclavecoworking.com> wrote:

Brian - Sorry for the delay here. The landlord was able to dig up a floor plan and they sent it to me on Friday, so I'm good to proceed. I'll get this in ASAP.

Best,

Tom

On Fri, Oct 3, 2025 at 8:16?AM Byrne, Brian <bbyrne@geneva.il.us> wrote:

Thank you Tom

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division

109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4307](tel:630.232.4307)

bbyrne@geneva.il.us

[Permits Link](#)

From: Tom Griseta <tom.griseta@enclavecoworking.com>

Sent: Thursday, October 2, 2025 7:13 PM

To: Byrne, Brian <bbyrne@geneva.il.us>

Subject: Re: Change of tenant permit

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Brian - this was supposed to have gone in back when we chatted about the sign. I'll chase it down. If it didn't, I apologize and I'll handle personally.

On Oct 2, 2025, at 6:44?PM, Byrne, Brian <bbyrne@geneva.il.us> wrote:

?

Tom,

I was looking at occupancies and it was noted that we have not received your "change of tenant" permit application. I've attached the application for your use. Please send a floor plan that shows exits, exit/emergency lights and fire extinguishers along with the application. Please feel free to reach out with any questions.

Thank you

Brian Byrne

Building Commissioner

City of Geneva, Illinois

Community Development Department, Building Division

109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4307](tel:630.232.4307)

bbyrne@geneva.il.us

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<Application for Permit - fillable 4-27-20_202005011515209957.pdf>

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From: Lisa McManus
Sent: Friday, January 09, 2026 12:48:22 PM
To: Paul Zellmer
Cc: Stood, Emily
Subject: Re: City Council Meeting

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Hi Paul,

Attached is the script Emily sent me. I will see you both Monday evening!

Have a great weekend,
Lisa

On Fri, Jan 9, 2026 at 11:32?AM Paul Zellmer <pzellmer@thejenkinsgroup.com> wrote:
Emily and Lisa,

I will speak.

pz

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Fri, Jan 9, 2026 at 11:23?AM Stood, Emily <estood@geneva.il.us> wrote:

Paul,

Sounds good. Attached is Jewel's script from last time and the draft minutes document with individual findings of fact. I'm also happy to write up a draft for Monday for your review or use, or to review anything you write up. The focus is to summarize the findings from the Public Hearing. We cannot at this time add new concepts since the hearing is closed.

Just to clarify so I can let David know, which of you are planning to speak?

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>
Sent: Friday, January 9, 2026 10:49 AM
To: Stood, Emily <estood@geneva.il.us>
Subject: Re: City Council Meeting

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Emily,

We will both be there. Send me what you have sent her.

Thanks,

Paul

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

From: Stood, Emily
Sent: Friday, January 09, 2026 11:23:19 AM
To: 'Paul Zellmer'
Subject: RE: City Council Meeting

Paul,

Sounds good. Attached is Jewel's script from last time and the draft minutes document with individual findings of fact. I'm also happy to write up a draft for Monday for your review or use, or to review anything you write up. The focus is to summarize the findings from the Public Hearing. We cannot at this time add new concepts since the hearing is closed.

Just to clarify so I can let David know, which of you are planning to speak?

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

From: Paul Zellmer <pzellmer@thejenkinsgroup.com>

Sent: Friday, January 9, 2026 10:49 AM

To: Stood, Emily <estood@geneva.il.us>

Subject: Re: City Council Meeting

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Emliy,

We will both be there. Send me what you have sent her.

Thanks,

Paul

Paul Zellmer AIA
President
LEED AP BD+C
pzellmer@thejenkinsgroup.com
630-250-9100 (Office)
630-626-0912 (Direct)
630-479-8138 (Mobile)

On Fri, Jan 9, 2026 at 10:42?AM Stood, Emily <estood@geneva.il.us> wrote:

Good morning Paul,

Just wanted to check in on the meeting on Monday and if you've spoken with Lisa. It sounds like we want to have the speaker nailed down by today if possible so we're prepared for the meeting.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4310](tel:630.232.0000.4310)

estood@geneva.il.us

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From: Malkosky, Jessie
Sent: Monday, December 29, 2025 9:04:44 AM
To: 'Planet Depos Production Department'; Sandack, Ron
Cc: Stood, Emily; DeGroot, David
Subject: RE: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

Hello Planet Depos,

I am attaching an edited version of the **Historic Preservation Commission Meeting 121625 Full Size 611338 (Corrected)** file which was sent to us last Wednesday, December 24th. I just checked and it has the same contents as the file of the same name sent last Friday, December 26th. There are still errors in some of the names of the speakers. I highlighted the errors and wrote the correct name in the comments. Additionally, I included the correct spelling for the names of the public comment speakers (which would not have been available to the recorder). Please correct these errors as outlined in my comments, in all versions of this transcript. I only edited the Full Size version but the errors are the same in the condensed and other versions.

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

From: Planet Depos Production Department <transcripts@planetdepos.com>

Sent: Friday, December 26, 2025 4:43 PM

To: Sandack, Ron <rsandack@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>

Subject: City of Geneva Community Development; Historic Preservation Commission Meeting - 12/16/2025

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Dear Counsel.

Attached please find **CORRECTED** transcript files for the above-referenced matter.

The corrected files have also been uploaded to your [Planet Portal](#). Please note that transcripts and exhibits (if applicable) will be available to download for a period of 3 years and video files will be available for 1 year.

We apologize for any inconvenience this may have caused.

Referenced Job Number: 611338

Thank you,

Seth Davies | Planet Depos

Production Specialist

t 888.433.3767

clientservices@planetdepos.com

planetdepos.com

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From: DeGroot, David
Sent: Thursday, December 18, 2025 8:15:15 AM
To: 'Dave Patzelt'
Cc: Stood, Emily
Subject: RE: Comment by one of the Commissioners

Good morning Dave,

We have received your request for an appeal. We are tentatively looking at a meeting on Monday, January 12th. Would that work for you?

We will order the transcripts and I trust the court reporter will accurately reflect comments made from the dais.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

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Please confirm for me that the comment made by the Commissioner at approximately 45:37 wherein she stated "...they are above the law..." will be included in the court reporters dictation.

From: Dave Patzelt
Sent: Thursday, December 18, 2025 8:24:35 AM
To: DeGroot, David
Cc: Stood, Emily
Subject: RE: Comment by one of the Commissioners

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Good morning. I looked and sounded like you might have been under the weather on Monday night. I hope you are feeling better.

Monday 12th works for us.

Let me know if we need to meet and discuss any items prior to the meeting.

If I don't see or talk to you, Merry Christmas to you and the family. Enjoy the season with the family.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, December 18, 2025 8:15 AM
To: Dave Patzelt <dave@shodeen.com>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: RE: Comment by one of the Commissioners

Good morning Dave,

We have received your request for an appeal. We are tentatively looking at a meeting on Monday, January 12th. Would that work for you?

We will order the transcripts and I trust the court reporter will accurately reflect comments made from the dais.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

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From: DeGroot, David
Sent: Thursday, December 18, 2025 8:35:03 AM
To: 'Dave Patzelt'
Cc: Stood, Emily
Subject: RE: Comment by one of the Commissioners

Thanks for confirming. We will plan on the 12th. I'll let you know if anything changes. It has been a rough week of illness in my household, but on the bright side we got it out of the way before the holidays.

Merry Christmas!

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Thursday, December 18, 2025 8:25 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: RE: Comment by one of the Commissioners

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Good morning. I looked and sounded like you might have been under the weather on Monday night. I hope you are feeling better.

Monday 12th works for us.

Let me know if we need to meet and discuss any items prior to the meeting.

If I don't see or talk to you, Merry Christmas to you and the family. Enjoy the season with the family.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, December 18, 2025 8:15 AM
To: Dave Patzelt <dave@shodeen.com>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: RE: Comment by one of the Commissioners

Good morning Dave,

We have received your request for an appeal. We are tentatively looking at a meeting on Monday, January 12th. Would that work for you?

We will order the transcripts and I trust the court reporter will accurately reflect comments made from the dais.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)

ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:14 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Comment by one of the Commissioners

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From: Dave Patzelt
Sent: Friday, January 09, 2026 4:23:42 PM
To: DeGroot, David
Subject: RE: Concept Plan Application

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Thank you.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, January 9, 2026 4:23 PM
To: Dave Patzelt <dave@shodeen.com>
Subject: Concept Plan Application

Good afternoon,

Please see the attached. Have a great weekend, go Bears!

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Lee Eysturlid
Sent: Thursday, December 25, 2025 9:12:54 PM
To: Kilburg, Dean (external)
Cc: Furnish, Larry; Kilburg, Dean; Lee Eysturlid
Subject: Re: Construction/digging/damage on 108 Oak st

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Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost?), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.
5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

?

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.1503](tel:630.232.1503)
nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,
Lee Eysturlid

--
Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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--
Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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From: Lee Eysturlid
Sent: Thursday, December 25, 2025 9:12:54 PM
To: Kilburg, Dean (external)
Cc: Furnish, Larry; Kilburg, Dean; Lee Eysturlid
Subject: Re: Construction/digging/damage on 108 Oak st

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On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

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Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.1503](tel:630.232.1503)
nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

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630-254-3327

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--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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From: Lee Eysturlid
Sent: Friday, January 02, 2026 12:56:31 PM
To: Babica, Rich
Cc: Furnish, Larry; Kilburg, Dean; Lee Eysturlid
Subject: Re: Construction/digging/damage on 108 Oak st

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I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,
Lee W. Eysturlid
630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <leysturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

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In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean
Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <leysturl@imsa.edu> wrote:

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So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.1503](tel:630.232.1503)
nlanders@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

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From: Dean Kilburg
Sent: Wednesday, January 07, 2026 11:01:29 AM
To: Babica, Rich
Cc: Voigt, Alex; Burns, Kevin; Furnish, Larry
Subject: Re: Construction/digging/damage on 108 Oak st

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Rich,

Is there any further follow up planned regarding the concerns of Mr. Eysturlid? I realized that Nate met with him but it seems that with more recent developments another meeting is warranted. I saw that more construction was taking place in the immediate area in question on Monday, 1/5. Today it seems work has been completed and the area restored to a point where it's about all that can be done until spring. Would you agree that with all the construction that took place resulting from the East State and Roosevelt projects, a public relations outreach might be helpful in this neighborhood? Your thoughts?

Larry and I are prepared to attend and support you if you agree. Call if you would like to discuss.

Dean
(209) 481-6801

Sent from my iPhone

On Jan 2, 2026, at 6:09?PM, Dean Kilburg <dkilburg49@gmail.com> wrote:

?Rich,

Mr. Eysturlid has again reached out expressing concerns surrounding the work taking place adjacent to his property at Crissey and Oak. Would it be possible to schedule a time when we could meet with him? I feel it is important to address his questions in person and provide a time line for the completion of the work that is in progress? Let me know your schedule and I will make myself available.

Thank you,

Dean

Sent from my iPhone

Begin forwarded message:

From: Lee Eysturlid <leysturl@imsa.edu>
Date: January 2, 2026 at 12:57:12?PM CST
To: rbabica@geneva.il.us
Cc: lfurnish@geneva.il.us, dkilburg@geneva.il.us, Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Sent from my iPhone

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Do call or come by tomorrow if you can manage it.

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Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: 630.232.1503
nlanders@geneva.il.us

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Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Sent from my iPhone

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So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

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While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: 630.232.1503
nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
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Lee Eysturlid

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Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

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- Henry V

The City of Geneva, Illinois Since 1835

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Cc: Voigt, Alex; Burns, Kevin; Furnish, Larry
Subject: Re: Construction/digging/damage on 108 Oak st

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Dean
(209) 481-6801

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Sent from my iPhone

Begin forwarded message:

From: Lee Eysturlid <leysturl@imsa.edu>
Date: January 2, 2026 at 12:57:12?PM CST
To: rbabica@geneva.il.us
Cc: lfurnish@geneva.il.us, dkilburg@geneva.il.us, Lee Eysturlid <eroica@sbcglobal.net>
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I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid
630-254-3327

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then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

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City of Geneva, Illinois
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Desk: 630.232.1503
nlanders@geneva.il.us

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Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,
Lee Eysturlid

--
Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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From: Lee Eysturlid
Sent: Thursday, January 08, 2026 10:17:43 AM
To: Babica, Rich
Cc: Kilburg, Dean; Lee Eysturlid
Subject: Re: Construction/digging/damage on 108 Oak st

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Lee W. Eysturlid
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On Thu, Jan 8, 2026 at 8:55?AM Babica, Rich <rbabica@geneva.il.us> wrote:

Lee,

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There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

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With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica
Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Friday, January 02, 2026 12:57 PM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid

630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <levsturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
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In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean
Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <levsturl@imsa.edu> wrote:

?

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.1503](tel:630.232.1503)
nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

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Sincerely,
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From: Lee Eysturlid
Sent: Thursday, January 08, 2026 10:17:43 AM
To: Babica, Rich
Cc: Kilburg, Dean; Lee Eysturlid
Subject: Re: Construction/digging/damage on 108 Oak st

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Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000),
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Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
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On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.1503](tel:630.232.1503)
nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Monday, December 22, 2025 2:40 PM
To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>
Subject: Construction/digging/damage on 108 Oak st

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,
Lee Eysturlid

--
Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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- Henry V

From: Voigt, Alex
Sent: Thursday, January 08, 2026 11:15:10 AM
To: Babica, Rich
Cc: Burns, Kevin
Subject: Re: Construction/digging/damage on 108 Oak st

Yes, I see Dean responded as well.

I do not see a need to further correspond, I will call Dean tomorrow in an attempt to level set...

Alex

Sent from my iPhone

On Jan 8, 2026, at 10:44?AM, Babica, Rich <rbabica@geneva.il.us> wrote:

?
Received a reply from Lee

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000)
rbabica@geneva.il.us

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Thursday, January 08, 2026 10:18 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

Sincerely,
Lee W. Eysturlid
108 Oak St.

On Thu, Jan 8, 2026 at 8:55?AM Babica, Rich <rbabica@geneva.il.us> wrote:
Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000)
rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Friday, January 02, 2026 12:57 PM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <erica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

I am again emailing the city concerning the on-going mess on Oak st, and specifically the intersection of Oak and Crissey on the East Side of Geneva. I thought I would go to the "East State Street Reconstruction - Dec. 19 Update" portal, but if you go, you will see that it is not up-to-date. Why no map? Still an issue. What is going on and when is all this work projected to end? I currently have a mess of pipe pieces sprawled across my yard (many over the 12' mark). Why does that need to be there? And the truck-machines in use make a near constant and loud noise along with the vibration - so from 9am to 5 pm; to say nothing of the smell/fumes. Finally there is what ever sprays from the water tanks that is all over the yard that faces Crissey. Safe?

I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.

Sincerely,

Lee W. Eysturlid
630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <levsturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me

by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
4. Then there was a serious gas leak from someone drilling and breaking a line (I talked with the guy that did it.) (How much did that 12 hour, all night work-fest cost??), as I was told by several folks working, it was because the city has no effective map of the pipes (I saw the hole in the ground and the maze of old pipes, the clay tile drains, old drains, and the "new" pipes - safe?). Also that the guys with the detection wands that have been wandering the area must have failed.
5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <levsturl@imsa.edu> wrote:

?

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak.

No one could bother to tell me that either, although when I went to ask I was told to go away.

How would I know to go read that? Clearly I am bothering you, sorry.

Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

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While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

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No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,
Lee Eysturlid

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Lee W. Eysturlid, Ph.D., NBCT
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1500 W. Sullivan Rd
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O: (630) 907-5487

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From: Babica, Rich
Sent: Thursday, January 08, 2026 11:52:12 AM
To: Voigt, Alex
Cc: Burns, Kevin
Subject: RE: Construction/digging/damage on 108 Oak st

I agree.

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Voigt, Alex <cavoigt@geneva.il.us>
Sent: Thursday, January 08, 2026 11:15 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Construction/digging/damage on 108 Oak st

Yes, I see Dean responded as well.

I do not see a need to further correspond, I will call Dean tomorrow in an attempt to level set...

Alex

Sent from my iPhone

On Jan 8, 2026, at 10:44?AM, Babica, Rich <rbabica@geneva.il.us> wrote:

?
Received a reply from Lee

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Thursday, January 08, 2026 10:18 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
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Sincerely,
Lee W. Eysturlid
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Lee,

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These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

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With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000)
rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

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I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch. Sincerely,
Lee W. Eysturlid
630-254-3327

On Thu, Dec 25, 2025 at 9:12?PM Lee Eysturlid <levsturl@imsa.edu> wrote:

Hello Dean:

A short reply as I will be out of town till December 30. I would be happy to fill you in on the details that are not included here, or to hear how to proceed. However, it seems from my conversation(s) with folks from the city that I am essentially powerless in the disposal of my own property within (this was made clear to me by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
2. Landers informed me that there are just too many projects to keep track of and that mistakes get made. Oops. (No really, that is what I was told.) Interesting after the rather sharp email he sent me about not being aware of information on the website. Who am I to trust and where am I to seek correct information?
3. Landers informed me as well that it's "really the builders' responsibility" to inform residents that these things are happening. Really? Where is that written? And why should the builder - out on rt 38 - care? And if the company fails to do this, are they punished? No. (Like Shodeen not paying his \$300K fines?) I found this to be an abandonment of responsibility.
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5. Several hundred dollars of bushes/shrubs and vine ground cover were destroyed. Best I could get from Landers about this was a "too bad" shrug. It's "in the right of way" so it appears the city can give or take as it pleases, and say nothing. The city will dump dirt and grass seed, but that is it. When I asked why I shouldn't leave that 12 feet in ruins, another shrug. I am sure the fellow in the sun-glasses accompanying Landers and standing there taking notes while I talked to Landers wrote interesting things.

In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

Lee Eysturlid

On Thu, Dec 25, 2025 at 8:17?AM Dean Kilburg <dkilburg49@gmail.com> wrote:

Lee,

Certainly not the way you had planned your week leading up to Christmas. Considering the scope of the project to be undertaken, the communication with the residents in the area should have been much better. I was glad to see that Nate met with you and recognized that follow up will be necessary to right the damage created by Nicor. We all realize that it's difficult to replace landscaping that has taken sometime years to develop. Follow up will be important so every effort is made to address your concerns. Let me know if I can support your satisfaction with the repair work and the concerns you've expressed as conditions permit.

Dean

Sent from my iPhone

On Dec 22, 2025, at 3:36?PM, Lee Eysturlid <levsturl@imsa.edu> wrote:

?

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Hello:

So this doesn't address my questions. And now there are police and fire trucks as their is gas leak. No one could bother to tell me that either, although when I went to ask I was told to go away. How would I know to go read that? Clearly I am bothering you, sorry. Do call or come by tomorrow if you can manage it.

Lee

On Mon, Dec 22, 2025 at 3:22?PM Landers, Nate <nlanders@geneva.il.us> wrote:

Good afternoon Lee,

The work that is currently taking place on Oak and Chrissey is being performed by Archon who is a contractor for AT&T. This is a result of the E. State St project and the relocation of the utilities to accommodate that work. This information was published to resident's on the city's website and can be found at this link which is updated weekly.

[E. State Street Reconstruction Updates](#)

All work is occurring in the public right of way and not on any private property. Construction is scheduled to be wrapped up tomorrow and then restoration of the area will begin. Any existing piles will be removed and the area will be leveled back out. Unfortunately, full restoration will not occur until spring.

While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Rich and/or Nate:

Hello. I am a long time resident of the East Side and have lived at 108 Oak St since 2001. Currently there are machines and workers (they told me they are working for the Geneva Electric Dept) tearing up my yard as well as the street. There are diggers, trucks, a giant palate of soap water (yes I know what it's for), a drilling machine and a large, future electric box (for a switching box for my yard??) all sprawled on my space. This is clearly to feed the new three story building on SR 38.

No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Lee Eysturlid

--

Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

The City of Geneva, Illinois Since 1835

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From: Babica, Rich
Sent: Thursday, January 08, 2026 11:53:25 AM
To: Voigt, Alex
Cc: Burns, Kevin
Subject: RE: Construction/digging/damage on 108 Oak st

I have also verified, just to be absolutely sure, that Sonoma is not a City contractor. They are not.

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Thursday, January 08, 2026 11:15 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Burns, Kevin <kburns@geneva.il.us>
Subject: Re: Construction/digging/damage on 108 Oak st

Yes, I see Dean responded as well.

I do not see a need to further correspond, I will call Dean tomorrow in an attempt to level set...

Alex

Sent from my iPhone

On Jan 8, 2026, at 10:44?AM, Babica, Rich <rbabica@geneva.il.us> wrote:

?
Received a reply from Lee

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>
Sent: Thursday, January 08, 2026 10:18 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>
Subject: Re: Construction/digging/damage on 108 Oak st

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Hello:

That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

Sincerely,
Lee W. Eysturlid
108 Oak St.

On Thu, Jan 8, 2026 at 8:55?AM Babica, Rich <rbabica@geneva.il.us> wrote:
Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Friday, January 02, 2026 12:57 PM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>; Lee Eysturlid <eroica@sbcglobal.net>

Subject: Re: Construction/digging/damage on 108 Oak st

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Things to note:

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In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

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Lee Eysturlid

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Dean

Sent from my iPhone

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[E. State Street Reconstruction Updates](#)

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While I don't have time to meet with you today, I am available tomorrow for further discussion if you would like.

Thanks,

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

nlanders@geneva.il.us

From: Lee Eysturlid <levsturl@imsa.edu>

Sent: Monday, December 22, 2025 2:40 PM

To: Babica, Rich <rbabica@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>

Cc: Furnish, Larry <lfurnish@geneva.il.us>; Kilburg, Dean <dkilburg@geneva.il.us>

Subject: Construction/digging/damage on 108 Oak st

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Sincerely,

Lee Eysturlid

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Lee W. Eysturlid, Ph.D., NBCT
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Aurora, IL 60506-1000
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Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
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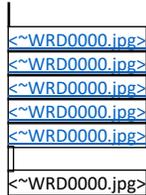
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From: Johnson, Lauri
Sent: Thursday, December 04, 2025 3:26:54 PM
To: Schultze, Dustin; Helmrich, Jennifer
Cc: Byrne, Brian
Subject: RE: Data

Year	Residential	Commercial	Industrial	Other
2021	\$36,346,418.95	\$16,017,836.00	\$0	\$6,310,477.40
2022	\$97,389,387.48	\$67,585,137.42	\$0	\$5,220,418.40
2023	\$44,535,668.59	\$45,463,986.65	\$28,030,233.00	\$5,423,141.23
2024	\$24,500,650.13	\$27,209,487.37	\$0	\$4,542,592.00
2025	\$34,140,845.78	\$30,095,317.71	\$0	\$4,893,055.60

I was able to get Industrial to match previous year's numbers after working with the permit types in the reports. Commercial, residential and other are off by a couple of thousand either way. I have included a sample report of each of these so you can see what permit types are in each category.

Industrial has the following permit types:

Add/Exp-Ind
 Int Remodel-Ind
 New Industrial

Let me know if you need anything else.

Lauri Johnson
 Permit Technician

City of Geneva, Illinois
 Community Development Department, Building Division
 109 James Street, Geneva, Illinois 60134

Desk: 630.232.0000, 4306
ljohnson@geneva.il.us
[Permits Link](#)

From: Schultze, Dustin <dschultze@geneva.il.us>
Sent: Wednesday, December 3, 2025 2:51 PM
To: Johnson, Lauri <ljohnson@geneva.il.us>; Helmrich, Jennifer <jhelmrich@geneva.il.us>
Subject: RE: Data

Hmmm...

Can you go back a couple years and see if that is still trending the same for commercial.. DS

From: Johnson, Lauri <ljohnson@geneva.il.us>
Sent: Wednesday, December 3, 2025 2:39 PM
To: Schultze, Dustin <dschultze@geneva.il.us>; Helmrich, Jennifer <jhelmrich@geneva.il.us>
Subject: RE: Data

Here are the numbers I ran vs. the report. Commercial is drastically different, especially for 2020. Maybe they didn't include certain permit types?

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Other</u>
2019	21,017,739	17,525,094	0	3,562,821
2020	35,998.68	65,032.48	0	5,604,402

2019	\$22,863,094	\$9,227,680	\$0	\$5,914,886
2020	\$37,731,898	\$7,424,100	\$0	\$5,838,756

Commercial Permit Types included in report:

- Add/Exp - Com - Addition/Expansion Com
- Add/Exp - Ind - Addition/Expansion Industrial
- Change of Tenant - Change of Tenant
- Chnge-Biz-Name - Change of Business Name
- Chnge-of-Owner - Change of Owner
- Com-Whitebox - Commercial White Box Finish
- Demo-Com-Partial - Demolition Commercial Partial
- Demo-Com-Total - Demolition Commercial Total
- Elect-Upgrad-Com - Electrical Upgrade Commercial
- Ext-Remodel-Com - Exterior Remodel Commercial

Fire-Restore-Com - Fire Restoration Commercial
Going Out of Biz - Going Out of Business
Histr-Window-Com - Historic Window Commercial
HVAC-Com - HVAC Commercial
Int Remodel-Com - Interior Remodel - Commercial
Int Remodel-Ind - Interior Remodel Industrial
Int&Ext Com Remd - Interior and Exterior Com Rdml
New Commercial - New Commercial

Plumbing-Com - Plumbing Commercial
Roof-Commercial - Roof Commercial
Shell-Only - Shell Only
Water-Heater-Com - Water Heater Commercial
Wndw-Com-NoHstrc - Windows Commercial Non Historic

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Schultze, Dustin <dschultze@geneva.il.us>

Sent: Wednesday, December 3, 2025 1:19 PM

To: Helmrich, Jennifer <jhelmrich@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>

Subject: RE: Data

Lauri,

Yes that would be the improvement value. Can you run 2020 numbers just to confirm compared to the existing report. DS

From: Helmrich, Jennifer <jhelmrich@geneva.il.us>

Sent: Wednesday, December 3, 2025 9:30 AM

To: Johnson, Lauri <ljohnson@geneva.il.us>

Cc: Schultze, Dustin <dschultze@geneva.il.us>

Subject: RE: Data

Yes calendar year and I don't know the answer to your 2nd question. I will have to ask Dustin.

Jennifer Helmrich

Administrative Analyst

City of Geneva, Illinois

Geneva Fire Department
200 East Side Drive, Geneva, IL 60134

Desk: [630.232.2530](tel:630.232.2530)

jhelmrich@geneva.il.us

From: Johnson, Lauri <ljohnson@geneva.il.us>

Sent: Wednesday, December 3, 2025 9:19 AM

To: Helmrich, Jennifer <jhelmrich@geneva.il.us>

Subject: RE: Data

Hi Jenn,

I have a couple of questions.

First, is this per fiscal year? (05/01/2020-04/30/2021) or per calendar year?

Second, you are looking for the Improvement Value for all types of permits, correct?

Lauri Johnson

Permit Technician

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4306](tel:4306)

ljohnson@geneva.il.us

[Permits Link](#)

From: Helmrich, Jennifer <jhelmrich@geneva.il.us>

Sent: Tuesday, December 2, 2025 2:01 PM

To: Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Data

Lauri,

Can you help me collect some data? We are working on Community Risk Assessment document and I need updated building permit data (see attached) for the years of 2021,2022,2023,2024 and 2025. Give the attached a look and let me know if you have any questions.

Thanks.

Jennifer Helmrich

Administrative Analyst

City of Geneva, Illinois

Geneva Fire Department

200 East Side Drive, Geneva, IL 60134

Desk: [630.232.2530](tel:630.232.2530)

jhelmrich@geneva.il.us

From: DeGroot, David
Sent: Wednesday, December 17, 2025 1:27:31 PM
To: 'Dean Kilburg'
Subject: RE: Demolition Vote

Good afternoon,

The code states "*A reversal or modification of the commission's determination shall be approved by a vote of not less than two-thirds (?) of the aldermen then holding office.*" Therefore, 7 votes would be needed.

David DeGroot
Director of Community Development

-----Original Message-----

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Wednesday, December 17, 2025 11:44 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: Demolition Vote

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi David,

If Shodeen's would appeal to the council for demolition on the Mill Race historic structure, what would be the supportive vote requirement? Is it a super majority of 10 or 11.....requiring 7 or 8 yes votes?

Thanks.

Dean
Sent from my iPhone

From: McCready, Benjamin
Sent: Tuesday, December 02, 2025 2:31:09 PM
To: Collins, Peter
Subject: RE: DRAFT: Data Center Move / I.T. Planning

A few small edits/suggestions. Let's chat.

All:

For discussion's sake, I just wanted to flesh out some upcoming needs/requirements/wants and make sure they are on the radar for the big picture. Most of this is spit-balling, but it needs to be part of the space needs and financial planning thoughts. Since Finance will also be impacted, there may be shared space opportunities to consider. Much of this is contingent upon what the plans are for the Police Station after a future move.

Data Center: Upon completion of a new GPDHQ, it would seem there are a few options:

- Keep Data Center at old police station (this has to be relocated before the building is sold or demolished, moving the data center is costly and ideally something we only want to do once).
- Move Data Center & IT Offices to:
 - City Hall
 - Library Building
 - Somewhere on PD/PW Campus
 - Some leased-to-own dead retail (think brick Shodeen building N/E of current PD on Rt. 38.)
 - If IT not located at City Hall, the data center should ideally move here. It can be relocated within City Hall at minimal cost in the future. This not ideal but we can make it work on a temporary basis until more permanent offices are available.

As I await more detailed costing, I think I can make some fairly broad costing estimates that would serve for planning purposes.

- New Core Fiber Switch and programming: 100k
- Relocation of fiber head end to City Hall /Library: 100k
- Relocation of fiber head end anywhere else:
 - Engineering study to address current fiber usage across plant & any "make ready" work across Geneva utility poles/easements: 50k
 - Actual fiber construction: 100 to 200k

Assuming a new Data Center build, regardless of location, I.T. staff should move with it. Making some broad future assumptions about staffing, I'd suggest the consideration of the following, long-term space needs:

- Office for I.T. Manager
- Office for I.T. Analyst
- Office for I.T./Video Tech
- Server room
- Storage Room
- Workspace for new machine deployment
- If I.T. were tasked with managing G.I.S. functions, 3 offices for G.I.S. staff.
- Access to Bathrooms/Meeting Rooms facilities

While we could live anywhere, I think it's important that we get ahead on thinking about where and when the data center is relocated, and where the IT Analyst will be relocated to in the future. There may be a possibility to share temporary facilities with Finance.

While much of this may have been considered when we were looking at this from a "City Facilities Referendum", I don't know how much of it carried over into cost estimates for relocating GPD. My guess is that the Police have not made any changes to absorb I.T. needs on a temporary basis into their designs (should that be the plan.)

As I've professed in the past, as a branch of Admin Services (and historically being under the direct lead of Administration), I.T. would hope to continue to exist in that scenario, and so our preference would be to keep the "data" under that guidance and control on a daily basis, and it's probably cheaper to keep us as "Near West Siders" from the get go.

Benjamin McCready

Asst. City Administrator / Director of Admin. Services

City of Geneva, Illinois

Administrative Services Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4102](tel:4102)
bmccready@geneva.il.us

From: Collins, Peter <pcollins@geneva.il.us>
Sent: Tuesday, December 2, 2025 10:54 AM
To: McCready, Benjamin <bmccready@geneva.il.us>
Subject: DRAFT: Data Center Move / I.T. Planning

All:

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Regards,

PETER I. COLLINS

Information Technologies Manager

City of Geneva, Illinois
Administrative Services Department, I.T. Division
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4401](tel:630.232.4401)
Mobile: [630.742.7829](tel:630.742.7829)
pcollins@geneva.il.us

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Sent: Tuesday, December 02, 2025 2:31:09 PM
To: Collins, Peter
Subject: RE: DRAFT: Data Center Move / I.T. Planning

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bmccready@geneva.il.us

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Information Technologies Manager

City of Geneva, Illinois
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 22 South First Street, Geneva, IL 60134
 Desk: [630.232.0000](tel:630.232.0000), [4401](tel:630.232.4401)
 Mobile: [630.742.7829](tel:630.742.7829)
pcollins@geneva.il.us

From: Zable, Cam
Sent: Monday, December 22, 2025 8:03:05 AM
To: Huggins, Jake
Subject: RE: edited list of Lead copper and unknown

Here is an updated copy.

I added a field with today's date. I didn't want to overwrite the old one because I saw there was some colors and stuff added and didn't want to mess with it.

Let me know if you need anything else.

Cam Zable

GIS Coordinator

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: Huggins, Jake <jhuggins@geneva.il.us>
Sent: Monday, December 22, 2025 7:48 AM
To: Zable, Cam <czable@geneva.il.us>
Subject: edited list of Lead copper and unknown

See attached for the list Mike had edited

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)
jhuggins@geneva.il.us

From: Huggins, Jake
Sent: Monday, December 22, 2025 2:14:43 PM
To: Zable, Cam
Subject: RE: edited list of Lead copper and unknown

Honestly I'm not sure what all his coloring was...

Bob just approved the list for the Galvanized list.

Can I trouble you to print the labels for the attached list as well 109 in total

The Unknown list is going to be huge.

Can we plan to figure out mikes data after the new year?

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
jhuggins@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>
Sent: Monday, December 22, 2025 1:25 PM
To: Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: edited list of Lead copper and unknown

Hey Jake,

Am I correct in assuming anything with a blue or green row was edited?

Also if you want to send over what ever files Mike Anderson had I can make sure our GIS database is up to date.

No rush im sure you have a lot to deal with with everyone out and all the changes!

Cam Zable

GIS Coordinator

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: Zable, Cam
Sent: Monday, December 22, 2025 8:12 AM
To: Huggins, Jake <jhuggins@geneva.il.us>
Subject: RE: edited list of Lead copper and unknown

For sure. I am out doing a drone flight around 11 but other than that I am here all day.

Cam Zable

GIS Coordinator

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
czable@geneva.il.us

From: Huggins, Jake <jhuggins@geneva.il.us>
Sent: Monday, December 22, 2025 8:11 AM
To: Zable, Cam <czable@geneva.il.us>
Subject: RE: edited list of Lead copper and unknown

Thank you, I can now easily break this down into the three letter groups we need to send out.

I will get in touch with Bob this AM and see how he would like to proceed.

I appreciate the help, and may be asking for more help to get over this Hurdle left in my way to start off on day one!

Jake Huggins

Water Treatment Operator

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Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)
jhuggins@geneva.il.us

From: Huggins, Jake
Sent: Tuesday, December 23, 2025 8:19:11 AM
To: Zable, Cam
Subject: RE: edited list of Lead copper and unknown

Alright Cam, here is the last list and the longest list.

Can you please print the labels for these and will have Rommy print the letters.

I really appreciate everyones help on this

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
jhuggins@geneva.il.us

From: Zable, Cam <czable@geneva.il.us>
Sent: Monday, December 22, 2025 2:26 PM
To: Huggins, Jake <jhuggins@geneva.il.us>
Subject: Re: edited list of Lead copper and unknown

I have printed the labels and given the to Rommy

On Dec 22, 2025, at 2:14?PM, Huggins, Jake <jhuggins@geneva.il.us> wrote:

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Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)czable@geneva.il.us

From: Huggins, Jake <jhuggins@geneva.il.us>**Sent:** Monday, December 22, 2025 7:48 AM**To:** Zable, Cam <czable@geneva.il.us>**Subject:** edited list of Lead copper and unknown

See attached for the list Mike had edited

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois

Geneva Public Works Department, Water Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)jhuggins@geneva.il.us

<Galvanized.xlsx>

From: Bill Warwik
Sent: Monday, December 01, 2025 12:47:16 PM
To: Johnson, Rod
Subject: Re: Fire Department Reinspection

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am not around right now.
Do you need to get into the apartment common areas or the hallway for the retail tenants?

Sent from my iPhone

On Dec 1, 2025, at 12:09?PM, Johnson, Rod <rjohnson@geneva.il.us> wrote:

?
Bill,

Would you happen to be around this morning?

I can stop over shortly if that works.

Rod

Rod Johnson
Fire Battalion Chief

City of Geneva, Illinois
Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
rjohnson@geneva.il.us

From: Johnson, Rod
Sent: Tuesday, November 25, 2025 10:23 PM
To: 'Bill Warwik' <bill_warwik@shodeen.com>
Subject: RE: Fire Department Reinspection

Bill,

Would you happen to be available tomorrow, between 9 and 10AM.

I can send a guy up to meet you if your available.

Please advise.

Rod

Rod Johnson
Fire Battalion Chief

City of Geneva, Illinois
Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
rjohnson@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Tuesday, November 25, 2025 10:13 PM
To: Johnson, Rod <rjohnson@geneva.il.us>
Subject: Re: Fire Department Reinspection

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good evening ,
I am not working on Friday, our office is closed.
I do not know if Citywide is open on Friday.

Happy Thanksgiving to you and your family as well.

Sent from my iPhone

On Nov 25, 2025, at 10:07?PM, Johnson, Rod <rjohnson@geneva.il.us> wrote:

?
Good Evening,

We need to complete a reinspection in the building at 500 S. Third St. in Geneva. We need to complete a reinspection of the common area and Citywide Title at suite 108, which has your email listed in their contact information.

We would like to stop by on Friday November 28th. Please email me back with a time that would work for you and we will stop by and complete the reinspection.

Thanks and Happy Thanksgiving.

Rod Johnson
Fire Battalion Chief

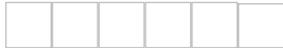
City of Geneva, Illinois
Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
rjohnson@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: Bill Warwik
Sent: Monday, December 01, 2025 1:12:35 PM
To: Johnson, Rod
Subject: Re: Fire Department Reinspection

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I don't handle the apartment areas so I don't know if any of that work has been completed.
If you want to get into the apartment common areas, you can use my code, it is either #5000 or 5000#.
The main entry door is unlocked but my code will get you into the locked door which is next.
By using my code you can get in whenever it works best for you.

I am not sure if the retail tenant is there , I can email them and find out the next time they will be there and let you know once they respond .

Sent from my iPhone

On Dec 1, 2025, at 12:52?PM, Johnson, Rod <rjohnson@geneva.il.us> wrote:

?

Bill,

The following were the violations we need to check on for the common areas on 500 S. Third St.

- Emergency lights out NW Basement garage and south stairs between first and second floor
- Exit signs out Garage level south door
- Exit sign wrong direction – garage south side pointing to an area with no exit
- Fire extinguishers out of date in entire common area

Also had violations at Citywide Title, in suite 108, this had you listed as the contact person

- Emergency lights out in back room and restroom
- Fire extinguisher by back door need to be serviced and mounted

Rod

Rod Johnson

Fire Battalion Chief

City of Geneva, Illinois
Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
rjohnson@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Monday, December 1, 2025 12:47 PM
To: Johnson, Rod <rjohnson@geneva.il.us>
Subject: Re: Fire Department Reinspection

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I am not around right now.
Do you need to get into the apartment common areas or the hallway for the retail tenants?

Sent from my iPhone

On Dec 1, 2025, at 12:09?PM, Johnson, Rod <rjohnson@geneva.il.us> wrote:

?

Bill,

Would you happen to be around this morning?

I can stop over shortly if that works.

Rod

Rod Johnson

Fire Battalion Chief

City of Geneva, Illinois

Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
rjohnson@geneva.il.us

From: Johnson, Rod
Sent: Tuesday, November 25, 2025 10:23 PM
To: 'Bill Warwik' <bill_warwik@shodeen.com>
Subject: RE: Fire Department Reinspection

Bill,

Would you happen to be available tomorrow, between 9 and 10AM.

I can send a guy up to meet you if your available.

Please advise.

Rod

Rod Johnson
Fire Battalion Chief

City of Geneva, Illinois
Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
rjohnson@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
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To: Johnson, Rod <rjohnson@geneva.il.us>
Subject: Re: Fire Department Reinspection

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Good evening ,
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I do not know if Citywide is open on Friday.

Happy Thanksgiving to you and your family as well.

Sent from my iPhone

On Nov 25, 2025, at 10:07?PM, Johnson, Rod <rjohnson@geneva.il.us> wrote:

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Good Evening,

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We would like to stop by on Friday November 28th. Please email me back with a time that would work for you and we will stop by and complete the reinspection.

Thanks and Happy Thanksgiving.

Rod Johnson
Fire Battalion Chief

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Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
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The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Johnson, Rod
Sent: Monday, December 01, 2025 12:08:57 PM
To: 'Bill Warwik'
Subject: RE: Fire Department Reinspection

Bill,

Would you happen to be around this morning?

I can stop over shortly if that works.

Rod

Rod Johnson

Fire Battalion Chief

City of Geneva, Illinois
Geneva Fire Department
200 East Side Drive, Geneva, IL 60134
Desk: [630.232.2530](tel:630.232.2530)
rjohnson@geneva.il.us

From: Johnson, Rod
Sent: Tuesday, November 25, 2025 10:23 PM
To: 'Bill Warwik' <bill_warwik@shodeen.com>
Subject: RE: Fire Department Reinspection

Bill,

Would you happen to be available tomorrow, between 9 and 10AM.

I can send a guy up to meet you if your available.

Please advise.

Rod

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200 East Side Drive, Geneva, IL 60134
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From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Tuesday, November 25, 2025 10:13 PM
To: Johnson, Rod <rjohnson@geneva.il.us>
Subject: Re: Fire Department Reinspection

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From: Johnson, Rod
Sent: Monday, December 01, 2025 12:52:16 PM
To: 'Bill Warwik'
Subject: RE: Fire Department Reinspection

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- Exit sign wrong direction – garage south side pointing to an area with no exit
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- Emergency lights out in back room and restroom
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From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Monday, December 1, 2025 12:47 PM
To: Johnson, Rod <rjohnson@geneva.il.us>
Subject: Re: Fire Department Reinspection

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Please do not print this email unless it is absolutely necessary.

From: kburns@geneva.il.us
Sent: Friday, January 16, 2026 4:38:38 PM
To: Collins, Peter
Cc: Collins, Peter; Sandack, Ron
Subject: Re: FOIA - request to search your personal email accounts

On Jan 16, 2026, at 3:22?PM, Fornari, Jeanne <jfornari@geneva.il.us> wrote:

?
See below a FOIA request received earlier today. Per our attorney's request, please search **your NON-CITY email accounts** according to the request below. (city staff will take care of searching your official city emails).

Forward any responsive emails from your personal accounts **to Pete Collins (copied here) no later than Tues., Jan. 20th**. **If you do not have any responsive documents, please also reply indicating so.**

Do not send the information to me as I will be out of the office until Tues. Jan. 27 and will not be checking my messages.

1/16/2026

Dear FOIA Officer:

Please consider this a freedom of information request for the following records:

All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

- "Shodeen"
- "Dave Patzelt"
- "HPC"
- "evidentiary record"

Molly Morrow, Aurora Beacon News

Jeanne Fornari
Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4109](tel:630.232.4109)
jfornari@geneva.il.us

From: Paschke, Martha
Sent: Saturday, January 17, 2026 2:15:24 PM
To: Fornari, Jeanne
Subject: Re: FOIA - request to search your personal email accounts

Hi Jeanne,

I searched my personal email and have nothing with these keywords..

Best,

Martha

On Jan 16, 2026, at 3:22?PM, Fornari, Jeanne <jfornari@geneva.il.us> wrote:

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"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

Molly Morrow, Aurora Beacon News

Jeanne Fornari

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City of Geneva, Illinois

Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)

jfornari@geneva.il.us

From: Mayer, Amy
Sent: Saturday, January 17, 2026 9:56:30 PM
To: Fornari, Jeanne
Subject: Re: FOIA - request to search your personal email accounts

I have no responsive documents except in my official email.

Sent from my iPhone

On Jan 16, 2026, at 3:22?PM, Fornari, Jeanne <jfornari@geneva.il.us> wrote:

?
See below a FOIA request received earlier today. Per our attorney's request, please search [your NON-CITY email accounts](#) according to the request below. (city staff will take care of searching your official city emails).
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Molly Morrow, Aurora Beacon News

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)
jfornari@geneva.il.us

From: Reinecke, Mark
Sent: Sunday, January 18, 2026 2:45:35 PM
To: Fornari, Jeanne
Subject: Re: FOIA - request to search your personal email accounts

Dear Jeanne,

There's nothing in my personal email accounts for any of these search terms since I joined the City Council last April.

There are a few that predate my joining the City Council, including an HPC permit for us to install a fence on our property (2024), a CASA newsletter (2022), and a gentleman sending me an email about an upcoming Geneva election (which was unopened). The term "evidentiary record" yielded a large number of emails regarding California law and cold case investigations, all sent before I joined the City Council.

I hope this is of help.

Mark

From: Fornari, Jeanne
Sent: Friday, January 16, 2026 3:22:15 PM
To: Bowring, Anaïs; Burns, Kevin; Furnish, Larry; Kilburg, Dean; Kosirog, Brad; Malecki, William; Marks, Richard; Mayer, Amy; Palmquist, Jeff; Paschke, Martha; Reinecke, Mark
Cc: Sandack, Ron; Collins, Peter; Voigt, Alex
Subject: FOIA - request to search your personal email accounts

See below a FOIA request received earlier today. Per our attorney's request, please search **your NON-CITY email accounts** according to the request below. (city staff will take care of searching your official city emails).

Forward any responsive emails from your personal accounts to **Pete Collins (copied here)** no later than **Tues., Jan. 20th**. **If you do not have any responsive documents, please also reply indicating so.**

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1/16/2026

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"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

Molly Morrow, Aurora Beacon News

Jeanne Fornari
Executive Assistant & Deputy City Clerk

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Desk: [630.232.0000](tel:630.232.0000) [4109](tel:4109)
jfornari@geneva.il.us

From: Ron Sandack
Sent: Friday, January 16, 2026 2:46:12 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Jeanne:

Thanks much. Because the City's response to this request will likely be replete with legally protected materials, I want to make sure we do not release attorney-client materials accidentally. So, please let me know when we have gathered responsive emails/documents (including responsive personal emails) and I will come review the same to make sure our response is appropriate.

Thanks.

Ron

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

Ron, this came in earlier today. Alex asked that I forward to legal to review and respond. (I am out of the office next week and the following Monday). Pete (copied here) will search emails and provide the documents to be reviewed for redactions.

With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4109](tel:630.232.0000.4109)
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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Dear FOIA Officer:

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"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

If this search would yield a burdensome amount of results, please contact me, as I am willing to narrow the scope of my request.

Please note: I know of no exemption that would allow these records to not be released, absent pinpoint redactions for private information such as Social Security Numbers. If your agency believes any parts of any records are exempt from disclosure, please provide an explanation to justify the redaction or withholding, and then provide the rest of the records. Please note that statute does not allow your agency to withhold documents in their entirety if only parts of the records may be exempt.

I'm requesting the records in electronic format, if they can be provided in that format. Otherwise, please provide the records in whatever format they are kept.

I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
Molly Morrow

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Ron Sandack
Sent: Friday, January 16, 2026 2:55:57 PM
To: Fornari, Jeanne
Cc: Voigt, Alex; Collins, Peter
Subject: Re: FOIA request, Aurora Beacon-News

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Thanks, but please be sure to advise Council members that they need to do individual searches too, including responsive materials on their personal devices (email, etc.). You are free to say "Ron was adamant about this" ... feel free to blame me.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:48 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4109](tel:4109)
jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Friday, January 16, 2026 2:46 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
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From: Fornari, Jeanne <jfornari@geneva.il.us>
Sent: Friday, January 16, 2026 2:06 PM
To: Ron Sandack <ronald@gaido-fintzen.com>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
Subject: FW: FOIA request, Aurora Beacon-News

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With the holiday, this would be due Mon., Jan. 26.

Thanks so much,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois
Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134

Desk: 630.232.0000. 4109
jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Friday, January 16, 2026 12:05 PM
To: foia <foia@geneva.il.us>
Subject: FOIA request, Aurora Beacon-News

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Dear FOIA Officer:

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All emails sent or received by Dean Kilburg, Mark Reinecke, Anaïs Bowring, William Malecki, Richard Marks, Brad Kosirog, Larry Furnish, Martha Paschke, Amy Mayer, Jeff Palmquist and Kevin Burns between Dec. 1, 2025 and Jan. 16, 2026, that include any of the following search terms in the subject, body or attachments of the email (please do individual searches for these keywords if possible):

"Shodeen"
"Dave Patzelt"
"HPC"
"evidentiary record"

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I am a member of the news media doing research in the public interest and request fees be waived. Please call me if you believe this request will cost more than \$50 to fulfill.

Please contact me with any questions at mmorrow@chicagotribune.com or (312) 237-6299. Thank you very much.

Best,
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From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:48:33 PM
To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
Subject: RE: FOIA request, Aurora Beacon-News

Yes, thanks. I will make sure Pete contacts you when the files are ready for review.

Thanks again,

Jeanne Fornari

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Office of the Mayor & City Administrator
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4109](tel:630.232.0000)
jfornari@geneva.il.us

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Sent: Friday, January 16, 2026 2:46 PM
To: Fornari, Jeanne <jfornari@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>
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Ron

Ron Sandack

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Subject: FW: FOIA request, Aurora Beacon-News

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From: Fornari, Jeanne
Sent: Friday, January 16, 2026 2:57:27 PM
To: 'Ron Sandack'
Cc: Voigt, Alex; Collins, Peter
Subject: RE: FOIA request, Aurora Beacon-News

Always fun to blame the attorneys! I will fire that request off today before I depart.
Thanks,

Jeanne Fornari

Executive Assistant & Deputy City Clerk

City of Geneva, Illinois

Office of the Mayor & City Administrator

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) [4109](tel:630.232.4109)

jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>

Sent: Friday, January 16, 2026 2:56 PM

To: Fornari, Jeanne <jfornari@geneva.il.us>

Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>

Subject: Re: FOIA request, Aurora Beacon-News

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From: Fornari, Jeanne <jfornari@geneva.il.us>

Sent: Friday, January 16, 2026 2:48 PM

To: Ron Sandack <ronald@gaido-fintzen.com>

Cc: Voigt, Alex <avoigt@geneva.il.us>; Collins, Peter <pcollins@geneva.il.us>

Subject: RE: FOIA request, Aurora Beacon-News

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Office of the Mayor & City Administrator

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jfornari@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>

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To: Fornari, Jeanne <jfornari@geneva.il.us>

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jfornari@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
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From: Dave Patzelt
Sent: Monday, January 12, 2026 8:40:47 AM
To: Buesing, Matthew
Subject: RE: Geneva Concept Review Application

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Thank you.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Monday, January 12, 2026 8:40 AM
To: Dave Patzelt <dave@shodeen.com>
Subject: Geneva Concept Review Application

Morning Dave,

Please find the concept review application attached. The development staff team meets on the second and fourth Tuesdays of each month, from 9-11 am at City Hall. If you have any questions about the application or getting on a meeting agenda, just let me know.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)
mbuesing@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: Furnish, Larry
Sent: Wednesday, January 07, 2026 8:17:13 AM
To: Debra Schrilla; Kilburg, Dean
Subject: Re: Historic Blacksmith Location

Hi Debra

Thanks for your input on the blacksmith shop. The decision on this project has been kicked down the road for over 12 years. The Historic Preservation Commission voted last month to not let the developer demolish the blacksmith shop.

Now this application has been moved to the Jan 12 Special Council meeting for review. The council would need a 70% vote to override the Historic Preservation Commission's vote.

Lets hope that there is new information on the blacksmith shop to preserve the memory of the building.

Thanks for reaching out to Dean and me.

Larry Furnish

From: Debra Schrilla <villaschrilla@yahoo.com>
Sent: Tuesday, January 6, 2026 7:20:48 PM
To: Furnish, Larry; Kilburg, Dean
Subject: Historic Blacksmith Location

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Gentlemen,

As a resident of Geneva's 3rd Ward, I just wanted to state how much I appreciate all that has been done to preserve the blacksmith location along the river. It is apparent that Shodeen has allowed that location to become an eyesore in an attempt to clear the way to develop that site without any preservation restrictions. I believe that with some creative thinking the property could be developed in a way that preserves some of Geneva's history and is an asset to our community. I hope that Geneva will continue to stand strong and search for a solution that will embrace our history and not erase it.

Thank you for your service to our community,

Debra Schrilla
427 N Glengary Drive

Sent from my iPad

From: Furnish, Larry
Sent: Wednesday, January 07, 2026 8:17:13 AM
To: Debra Schrilla; Kilburg, Dean
Subject: Re: Historic Blacksmith Location

Hi Debra

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To: Furnish, Larry; Kilburg, Dean
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Debra Schrilla
427 N Glengary Drive

Sent from my iPad

From: Dean Kilburg
Sent: Wednesday, January 07, 2026 3:40:05 PM
To: Furnish, Larry
Cc: Debra Schrilla; Kilburg, Dean
Subject: Re: Historic Blacksmith Location

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Debra,

Thank you for your note. Larry responded and this topic will be before our council on 1/12. It's been nearly a decade since the demolition of the Mill Race Inn. The remains of the blacksmith building from the 1840's is in a very deteriorated state. The restoration of the building involves an important financial piece. This has been explored and previous demolition request denied by the city council. The building was offered for sale for \$1.00 with no interest. Since Shodeen's own the property it's future development is a business decision for their company. Since this requires a sizable investment it may be time to move forward. Monday evening we will decide if preservation is worth further delay or the time has come for the sites development.

Thank you for sharing your perspective.

Dean Kilburg
(209) 481-6801

Sent from my iPhone

On Jan 7, 2026, at 8:17?AM, Furnish, Larry <lfurnish@geneva.il.us> wrote:

?
Hi Debra

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Gentlemen,
As a resident of Geneva's 3rd Ward, I just wanted to state how much I appreciate all that has been done to preserve the blacksmith location along the river. It is apparent that Shodeen has allowed that location to become an eyesore in an attempt to clear the way to develop that site without any preservation restrictions. I believe that with some creative thinking the property could be developed in a way that preserves some of Geneva's history and is an asset to our community. I hope that Geneva will continue to stand strong and search for a solution that will embrace our history and not erase it.

Thank you for your service to our community,
Debra Schrilla
427 N Glengany Drive

Sent from my iPad

The City of Geneva, Illinois Since 1835

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Please do not print this email unless it is absolutely necessary.

From: Dean Kilburg
Sent: Wednesday, January 07, 2026 3:40:05 PM
To: Furnish, Larry
Cc: Debra Schrilla; Kilburg, Dean
Subject: Re: Historic Blacksmith Location

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Debra,

Thank you for your note. Larry responded and this topic will be before our council on 1/12. It's been nearly a decade since the demolition of the Mill Race Inn. The remains of the blacksmith building from the 1840's is in a very deteriorated state. The restoration of the building involves an important financial piece. This has been explored and previous demolition request denied by the city council. The building was offered for sale for \$1.00 with no interest. Since Shodeen's own the property it's future development is a business decision for their company. Since this requires a sizable investment it may be time to move forward. Monday evening we will decide if preservation is worth further delay or the time has come for the sites development.

Thank you for sharing your perspective.

Dean Kilburg
(209) 481-6801

Sent from my iPhone

On Jan 7, 2026, at 8:17?AM, Furnish, Larry <lfurnish@geneva.il.us> wrote:

?
Hi Debra

Thanks for your input on the blacksmith shop. The decision on this project has been kicked down the road for over 12 years. The Historic Preservation Commission voted last month to not let the developer demolish the blacksmith shop.

Now this application has been moved to the Jan 12 Special Council meeting for review. The council would need a 70% vote to override the Historic Preservation Commission's vote.

Lets hope that there is new information on the blacksmith shop to preserve the memory of the building.

Thanks for reaching out to Dean and me.

Larry Furnish

From: Debra Schrilla <villaschrilla@yahoo.com>
Sent: Tuesday, January 6, 2026 7:20:48 PM
To: Furnish, Larry; Kilburg, Dean
Subject: Historic Blacksmith Location

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Gentlemen,
As a resident of Geneva's 3rd Ward, I just wanted to state how much I appreciate all that has been done to preserve the blacksmith location along the river. It is apparent that Shodeen has allowed that location to become an eyesore in an attempt to clear the way to develop that site without any preservation restrictions. I believe that with some creative thinking the property could be developed in a way that preserves some of Geneva's history and is an asset to our community. I hope that Geneva will continue to stand strong and search for a solution that will embrace our history and not erase it.

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Debra Schrilla
427 N Glengany Drive

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From: Lisa Mills
Sent: Monday, December 15, 2025 4:57:46 PM
To: Stood, Emily
Subject: Re: Historical Preservation

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Thank you for your message, and I give permission for my email to be posted. Thanks again.
Sent from my iPhone

> On Dec 15, 2025, at 12:13?PM, Stood, Emily wrote:

>
> ?Hello,
>
> Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents. I'm sorry to hear about your injury, and hope your recovery goes well! With your permission, I will post this message online with the other letters about the property for review.

>
> Thank you again,
>
> Emily Stood
> Preservation Planner

> _____

>
> -----Original Message-----

> From: Lisa Mills
> Sent: Monday, December 15, 2025 11:50 AM
> To: Stood, Emily
> Subject: Historical Preservation

>
> *****
> CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.
> *****

>
>
>
> I am a 40+ resident of Geneva. I would attend the hearing but I fell & broke my femur. I am at Delnor but beg the Preservation org to STOP Shodeen from erasing our Geneva history. They are relentless, the people in Geneva need to protect Geneva's history. When it is gone, we cannot get it back.

> Sent from my iPhone

>
> The City of Geneva, Illinois Since 1835

>
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>
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[<https://thor.geneva.il.us/images/instagramicon.png>][<https://thor.geneva.il.us/images/youtube.png>][<https://thor.geneva.il.us/images/GreenTree.png>] Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Monday, December 15, 2025 12:13:56 PM
To: 'Lisa Mills'
Subject: RE: Historical Preservation

Hello,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents. I'm sorry to hear about your injury, and hope your recovery goes well! With your permission, I will post this message online with the other letters about the property for review.

Thank you again,

Emily Stood
Preservation Planner

-----Original Message-----

From: Lisa Mills
Sent: Monday, December 15, 2025 11:50 AM
To: Stood, Emily
Subject: Historical Preservation

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Sent from my iPhone

From: Stood, Emily
Sent: Monday, December 15, 2025 8:44:30 AM
To: 'Dave Patzelt'
Subject: RE: HPC meeting

Good morning,

Our meetings air live on Geneva Broadcast Network, which can be viewed on Comcast Ch. 10, AT&T U-Verse Ch. 99, or the City's YouTube Channel. They are also posted as a recording the day after for viewing after the fact.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, December 12, 2025 12:19 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: HPC meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: DeGroot, David
Sent: Monday, December 15, 2025 10:09:39 AM
To: 'Dave Patzelt'
Subject: RE: HPC meeting

Good morning,

Yes, the meeting will be broadcast live. See the link below for ways to watch:

<https://www.geneva.il.us/876/Geneva-Broadcast-Network>

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, December 12, 2025 12:20 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: HPC meeting

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Good afternoon.

Are you able to answer this question?

From: Dave Patzelt
Sent: Friday, December 12, 2025 12:19 PM
To: Emily Stood (estood@geneva.il.us) <estood@geneva.il.us>
Subject: HPC meeting

Good afternoon.

Can you tell me if the HPC meetings are broadcasted live or if they are only available as a recording on YouTube?

If broadcasted live, do they get to the link from the HPC Agenda Center?

From: Ron Sandack
Sent: Tuesday, January 13, 2026 4:17:12 PM
To: Voigt, Alex; Burns, Kevin
Cc: Tymoszenko, Cathleen; DeGroot, David
Subject: Re: Landmarks Illinois Funding

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Interesting that Landmarks Illinois & Preservation Partners are throwing out options to the City ... but apparently aren't doing so to the owner directly?

That aside, after a bit of time has passed, we should think through next steps because this situation only gets more intractable as time passes.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
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From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 13, 2026 4:08 PM
To: Burns, Kevin <kburns@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: FW: Landmarks Illinois Funding

FYI....still trying to figure out who "Kathleen" is....

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 4:03 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>
Subject: Landmarks Illinois Funding

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Kathleen,

The following memo from Landmarks Illinois contains information on funding historic preservation projects for municipalities. Has Geneva explored or submitted application for such funding that could play a possible role in reaching a possible resolution with the Blacksmith structure?

Thanks.

Dean

Sent from my iPhone

Begin forwarded message:

From: Kendra Parzen <kparzen@landmarks.org>
Date: January 13, 2026 at 1:49:05?PM CST
To: Dean Kilburg <dkilburg49@gmail.com>
Subject: RE: Appeal of CASE 2025-114: 4 E. State Street

?
Mr. Kilburg,

While the vote last night was the outcome that Landmarks Illinois hoped for, I completely appreciate that the lack of movement at this site is frustrating for all parties. As far as funding, Landmarks Illinois has two grant programs that 4 E. State Street is geographically eligible for. Our [Preservation Heritage Fund](#) is for brick and mortar work, while the [Donnelley Fund](#) is for project planning. Private entities like Shodeen are not eligible for either of these programs, but the City of Geneva would be an eligible applicant. We prioritize funding for places that have appeared on our Most Endangered Historic Places in Illinois list in the past, as 4 E. State Street has. We also have the [Reinvestment Program](#), a revolving loan fund that helps to fill gaps in financing for historic preservation projects. At present we're able to make loans of up to \$200,000 in communities outside of Chicago. We would also welcome the opportunity to help identify other potential funding sources, which depend in part on a proposed use and whether the building will continue to be privately owned.

Best,

Kendra Parzen
Advocacy Manager
[Landmarks Illinois](#)

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M: 312.995.2347/ O: 312.922.1742

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[See the impact of our work: Explore our 2025 Year in Review and the places we saved thanks to your support. Want to support us in 2026? Make a year-end gift today!](#)

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 9:52 AM
To: Kendra Parzen <kparzen@landmarks.org>
Subject: Re: Appeal of CASE 2025-114: 4 E. State Street

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Ms. Parzen,

Thanks for your memo regarding the Geneva's special meeting last night. Your points are all appropriate and well taken. Unfortunately, we have had grid-lock and the site will remain an eye sore for our community. Without communication and some level of compromise, we are probably looking at the status quo for at least a few more years. I believe memorializing the structure as proposed will eventually play into the eventual development of the Mill Race. Some may call that would be surrendering to the Shodeen's (the developer), my vote reflected accepting the reality of the situation we find ourselves in. Denying demolition for nearly a decade hasn't worked. Maybe we need those very passionate about the preservation of these historic structures to provide financial resources so we can consider a different approach. What funding resources do you have available?

Thanks for your communication and interest with this very challenging issue for the city and our elected officials.

Dean Kilburg
C (209) 481-6801

Sent from my iPhone

On Jan 8, 2026, at 10:13?AM, Kendra Parzen <kparzen@landmarks.org> wrote:

?

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Mayor Burns and City Council Members:

??

Landmarks Illinois strongly opposes the application to demolish the historic landmark building at 4 E. State Street, also known as the Mill Race Inn or the Alexander Brothers Blacksmith Shop.?? Please find attached a letter further outlining our perspective.?? We urge you to not to overturn the Historic Preservation Commission???'s vote to deny the demolition permit. Thank you for considering our comments.

??

Sincerely,

??

Kendra Parzen
Advocacy Manager
[Landmarks Illinois](#)

??

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M: 312.995.2347/ O: 312.922.1742

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??

??

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

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From: Malecki, William
Sent: Tuesday, January 20, 2026 9:16:32 AM
To: Voigt, Alex
Subject: Re: Landmarks Illinois Funding

I'd enjoy a conversation about this. When would be a good time?

-Billy

William Malecki
Alderman 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 20, 2026 8:34:26 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: FW: Landmarks Illinois Funding

Good morning Mayor & City Council (bcc'd):

Cathleen received a question/suggestion from an Alderman, I am passing the information along as many of you may have received the same.

Thank you,

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4101](tel:630.232.0000.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, January 14, 2026 10:46 AM
To: Kilburg, Dean <dkilburg@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Landmarks Illinois Funding

Good Morning,

Thank you for sending this information. We have explored these funding options in the past and have discussed them with the owner's representative. As we understand, owner participation is needed because an applicant must own or control the subject property for a project to be eligible for funding.

Thanks, Cathleen

Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4201](tel:630.232.0000.4201)
ctymoszenko@geneva.il.us

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 4:03 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Cc: Voigt, Alex <avoigt@geneva.il.us>
Subject: Landmarks Illinois Funding

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Kathleen,

The following memo from Landmarks Illinois contains information on funding historic preservation projects for municipalities. Has Geneva explored or submitted application for such funding that could play a possible role in reaching a possible resolution with the Blacksmith structure?

Thanks.

Dean

Sent from my iPhone

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From: Kendra Parzen <kparzen@landmarks.org>
Date: January 13, 2026 at 1:49:05?PM CST
To: Dean Kilburg <dkilburg49@gmail.com>
Subject: RE: Appeal of CASE 2025-114: 4 E. State Street

?
Mr. Kilburg,

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Best,

Kendra Parzen
Advocacy Manager
[Landmarks Illinois](#)

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M: 312.995.2347/ O: 312.922.1742

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[See the impact of our work: Explore our 2025 Year in Review and the places we saved thanks to your support. Want to support us in 2026? *Make a year-end gift today!*](#)

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C (209) 481-6801

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Mayor Burns and City Council Members:

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??

??

??

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=CATHLEEN TYMOSZENKO62D
Sent: Wednesday, January 14, 2026 10:24:21 AM
To: Kilburg, Dean
Cc: Voigt, Alex; Burns, Kevin; DeGroot, David
Subject: RE: Landmarks Illinois Funding

Good Morning,

Thank you for sending this information. We have explored these funding options in the past and have discussed them with the owner's representative. As we understand, owner participation is needed because an applicant must own or control the subject property for a project to be eligible for funding.

Thanks, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4201](tel:4201)
ctymoszenko@geneva.il.us

From: Dean Kilburg <dkilburg49@gmail.com>
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From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 9:52 AM
To: Kendra Parzen <kparzen@landmarks.org>
Subject: Re: Appeal of CASE 2025-114: 4 E. State Street

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Ms. Parzen,

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Thanks for your communication and interest with this very challenging issue for the city and our elected officials.

Dean Kilburg
C (209) 481-6801

Sent from my iPhone

On Jan 8, 2026, at 10:13?AM, Kendra Parzen <kparzen@landmarks.org> wrote:

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Sincerely,

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[Landmarks Illinois](#)

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: Tymoszenko, Cathleen
Sent: Wednesday, January 14, 2026 10:46:02 AM
To: Kilburg, Dean
Cc: Voigt, Alex; Burns, Kevin; DeGroot, David
Subject: RE: Landmarks Illinois Funding

Good Morning,

Thank you for sending this information. We have explored these funding options in the past and have discussed them with the owner's representative. As we understand, owner participation is needed because an applicant must own or control the subject property for a project to be eligible for funding.

Thanks, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4201](tel:4201)
ctymoszenko@geneva.il.us

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Tuesday, January 13, 2026 4:03 PM
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Best,

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Advocacy Manager
[Landmarks Illinois](#)

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<LI_4 E State Street to Geneva City Council_1.8.2026.pdf>

From: Malecki, William
Sent: Monday, January 12, 2026 6:00:25 PM
To: Thomas Burgan
Subject: Re: Letting Shodeen win again?

Mr. Burgan,

Thank you for your email. I do appreciate it.

-Billy

*William Malecki
Alderson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002*

Mobile: (630) 841-2742

From: Thomas Burgan <boeingdriver@earthlink.net>
Sent: Monday, January 12, 2026 9:05:53 AM
To: Malecki, William
Subject: Letting Shodeen win again?

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Mr Malecki,

Please put me in the camp of someone who is fed up with Shodeen Properties.

The City Council are nuts if they allow him to demolish the blacksmith building AND to also waive the fines that are due because of his distractions and resistance to properly prepare that building during this period of dispute. NO WAY does he get out of those fines. I was on record at the preservation meeting for tearing it down, having changed my mind after years of saying NO WAY. Then I listened the history teacher give the best presentation of the night about history erased, is history gone and NOW I am firmly back in the camp of KEEPING IT. The approach to the river is already marred by the ugly three story building blocking the view at the crest of the hill, so I can tolerate the look of the blacksmith shop as is until Shodeen does the right thing and preserves a patch of original Geneva the size of a postage stamp.

If, as I suspect, the council allow him to tear it down in tonight's meeting, DO NOT let him skate from his fines payable to Geneva, PLUS interest!!

Thanks for your time and consideration with regards to this decision.

Tom

Thomas J Burgan
410 Grant Ave.
Delta B-737 Captain (Ret)
630/272-3122 (cell 24/7)
boeingdriver@earthlink.net

From: Davids, Brian
Sent: Tuesday, January 06, 2026 2:50:24 PM
To: 'Tom Murphy GM'; Engineering
Cc: Ryan Illg; Eduardo Garay
Subject: RE: Livia

Thanks Tom, the contact info should be sufficient

Brian Davids

City Engineer

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

bdavids@geneva.il.us

From: Tom Murphy GM <tom@liviaitalianeatery.com>
Sent: Tuesday, January 6, 2026 2:42 PM
To: Engineering <engineering@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>
Cc: Ryan Illg <Ryan.Illg@liviaitalianeatery.com>; Eduardo Garay <eduardo@thebghgroup.com>
Subject: Livia

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Hello Brian, This is Tom from Livia, our contact for Shodeen is Bill Warwick and his email is this:

Bill Warwick<bill_warwik@shodeen.com>

????Tom Murphy GM??

????Jim Bolender??

Good morning,
Attached is the Plat of Survey that shows the boundary line.

Bill Warwick
Commercial Property Manager
Shodeen Group
77 N. 1st Street
Geneva, IL 60134
Ph. 630.232.7883

He also sent me the play of survey to try and deter us from trying to get them to fix this. I can also send you the email thread from before if you would like

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=EE9B93EC1DA843A9A35A720BFF32F13A-ZABLE
Sent: Thursday, January 15, 2026 10:49:11 AM
To: VanGyseghem, Bob
Subject: RE: Material Inventory

Here is an export of our GIS data for water services. I have a field (Column AH) that has customer and city side that you can filter by. I have it pre filtered to the mailer conditions.

Cam Zable

GIS Coordinator

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division

Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)

czable@geneva.il.us

From: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

Sent: Thursday, January 15, 2026 10:27 AM

To: Zable, Cam <czable@geneva.il.us>

Subject: Re: Material Inventory

The mailers is good as long as it covers both city side and private side.

Thanks

Sent from my iPad

On Jan 15, 2026, at 10:19?AM, Zable, Cam <czable@geneva.il.us> wrote:

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Do you want it for all materials or just ones that would get mailers (lead, suspected lead, galvanized, unknown?)

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Subject: Material Inventory

Cam,

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Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

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bvangyseghem@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:42:28 AM
To: 'Dave Patzelt'
Subject: RE: Meeting availability

My mistake, I meant Monday the 29th at 2 pm.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:40 AM
To: 'Dave Patzelt' <dave@shodeen.com>
Subject: Meeting availability

Good morning Dave,

Are you available for a meeting on December 30th at 2 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Dave Patzelt
Sent: Friday, December 19, 2025 8:43:28 AM
To: DeGroot, David
Subject: RE: Meeting availability

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Yes, I can. Please send an invite.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, December 19, 2025 8:42 AM
To: Dave Patzelt <dave@shodeen.com>
Subject: RE: Meeting availability

My mistake, I meant Monday the 29th at 2 pm.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:40 AM
To: 'Dave Patzelt' <dave@shodeen.com>
Subject: Meeting availability

Good morning Dave,

Are you available for a meeting on December 30th at 2 pm?

David DeGroot

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Community Development Department
22 South First Street, Geneva, IL 60134
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ddegroot@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: DeGroot, David
Sent: Friday, December 19, 2025 8:44:01 AM
To: 'Dave Patzelt'
Subject: RE: Meeting availability

Thanks. Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Friday, December 19, 2025 8:43 AM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Meeting availability

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Yes, I can. Please send an invite.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Friday, December 19, 2025 8:42 AM
To: Dave Patzelt <dave@shodeen.com>
Subject: RE: Meeting availability

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David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Friday, December 19, 2025 8:40 AM
To: 'Dave Patzelt' <dave@shodeen.com>
Subject: Meeting availability

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David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
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Please do not print this email unless it is absolutely necessary.

From: Malecki, William
Sent: Saturday, January 03, 2026 10:46:38 AM
To: Kilburg, Dean (external)
Subject: Re: Meeting Interest?

Unfortunately, I'm not available either of those days or times.

William Malecki
Alderson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Friday, January 2, 2026 2:32:44 PM
To: aldmalecki@Geneva.il.us <aldmalecki@Geneva.il.us>
Subject: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean

Sent from my iPhone

From: Dean Kilburg
Sent: Saturday, January 03, 2026 11:05:57 AM
To: Malecki, William
Subject: Re: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi,

Thanks for your response. What time would work if you are interested in meeting? I'm sure that David would make himself available if you have questions or ideas that might help resolve the development impasse.

Dean
Sent from my iPhone

On Jan 3, 2026, at 10:46?AM, Malecki, William <wmalecki@geneva.il.us> wrote:

?
Unfortunately, I'm not available either of those days or times.

William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002
Mobile: (630) 841-2742

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Friday, January 2, 2026 2:32:44 PM
To: aldmalecki@Geneva.il.us <aldmalecki@Geneva.il.us>
Subject: Meeting Interest?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen is meeting with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising your questions not appropriate for the special meeting and for Dave to share possible ideas for the historic piece. Are you available next week during an afternoon? There is a meeting set for 1/5 at 1:30 and another 1/7 at 1:30. Would either work or a possible time for you that would? I'm just trying to facilitate communication to find a path forward. Let me know...

Dean

Sent from my iPhone

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Please do not print this email unless it is absolutely necessary.

From: Bowring, Anaïs
Sent: Monday, January 05, 2026 1:23:42 PM
To: Kilburg, Dean (external); Paschke, Martha
Subject: Re: Meeting Invitation

Hi Dean,

Unfortunately, I am unable to arrange a meeting this week. I look forward to hearing what Mr. Patzelt has to say at the meeting 1/12.

Best,

Anaïs Bowring (she/her)

Aldersperson First Ward

City of Geneva, Illinois

22 South First Street

Geneva, IL, 60134

Phone: [630.232.0000](tel:630.232.0000) ext. 4001

From: Dean Kilburg <dkilburg49@gmail.com>
Sent: Saturday, January 3, 2026 2:14:10 PM
To: Bowring, Anaïs; Paschke, Martha
Subject: Meeting Invitation

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dave Patzelt with Shodeen will meet with any council members interested in meeting prior to the 1/12 meeting as appropriate (no more than 3). This provides a chance for raising possibly your questions or ideas not appropriate for the special meeting and for Dave to hear your thoughts and share possible ideas for the historic piece. Are you available next week to possible meet?

I was asked and just trying to facilitate communication to find a path forward.

Let me know if interested and possible days that would work next week for you. Thanks.

Dean
(630) 208-1682

Sent from my iPhone

From: Voigt, Alex
Sent: Monday, January 05, 2026 3:11:24 PM
To: Burns, Kevin
Cc: 'Ron Sandack'
Subject: RE: Memorandum for COG

Here is the version with my suggestions. I included "presentations" to address Billy's question.

I think it looks great, Mayor let me know when you are comfortable and I will send.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Monday, January 5, 2026 2:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Estela Saldivar <reception@gaido-fintzen.com>
Subject: Memorandum for COG
Importance: High

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Sorry it took a bit longer than expected ...

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603

St. Charles Office: 320 Walnut Street, St. Charles, IL 60174

P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516

E: rsandack@gaido-fintzen.com

www.gaido-fintzen.com

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From: Voigt, Alex
Sent: Monday, January 05, 2026 3:18:02 PM
To: Burns, Kevin; Sandack, Ron
Subject: RE: Memorandum for COG

Made a couple of other minor tweaks to call out the major points. I will convert to PDF and send now.

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Monday, January 5, 2026 3:11 PM
To: Burns, Kevin <kburns@geneva.il.us>
Cc: 'Ron Sandack' <ronald@gaido-fintzen.com>
Subject: RE: Memorandum for COG

Here is the version with my suggestions. I included "presentations" to address Billy's question.

I think it looks great, Mayor let me know when you are comfortable and I will send.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Ron Sandack <ronald@gaido-fintzen.com>
Sent: Monday, January 5, 2026 2:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Estela Saldivar <reception@gaido-fintzen.com>
Subject: Memorandum for COG
Importance: High

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Sorry it took a bit longer than expected ...

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: Davids, Brian
Sent: Tuesday, January 06, 2026 10:18:48 AM
To: Ramos, Olivia
Cc: Landers, Nate
Subject: RE: Message from EILENE MURPHY (6304790793)

What I'd like to do is send an email to both him and whoever he's been talking with at Shodeen to confirm whose problem is. Do you have his email and who he's been talking to at Shodeen?

Confirming it's this issue, right? This image is Google Streetview from 2022



Brian Davids

City Engineer

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Ramos, Olivia <oramos@geneva.il.us>
Sent: Tuesday, January 6, 2026 9:30 AM
To: Davids, Brian <bdavids@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>
Subject: FW: Message from EILENE MURPHY (6304790793)

Brian,
Can you please contact this manager? We spoke about this in the summer time and it is resurfacing again. No one has got in touch with him and Shodeen believes this is a city issue. Thank you.

Olivia Ramos

Code Compliance Officer

City of Geneva, Illinois
Community Development Department, Building Division
109 James Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4308](tel:630.232.4308)
oramos@geneva.il.us

From: Cisco Unity Connection Messaging System <unityconnection@geneva.il.us>
Sent: Tuesday, January 6, 2026 9:07 AM
To: Ramos, Olivia <oramos@geneva.il.us>
Subject: Message from EILENE MURPHY (6304790793)

From: Ramos, Olivia
Sent: Tuesday, January 06, 2026 10:20:03 AM
To: Davids, Brian
Cc: Landers, Nate
Subject: RE: Message from EILENE MURPHY (6304790793)

Nope, he just refers to Shodeen. All I have for Tom (the manager at Livia) is the number he called from.

Olivia Ramos

Code Compliance Officer

City of Geneva, Illinois

Community Development Department, Building Division
109 James Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4308](tel:630.232.4308)
oramos@geneva.il.us

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Tuesday, January 6, 2026 10:19 AM
To: Ramos, Olivia <oramos@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>
Subject: RE: Message from EILENE MURPHY (6304790793)

What I'd like to do is send an email to both him and whoever he's been talking with at Shodeen to confirm whose problem is. Do you have his email and who he's been talking to at Shodeen?

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Brian Davids

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City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Ramos, Olivia <oramos@geneva.il.us>
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Cc: Landers, Nate <nlanders@geneva.il.us>
Subject: FW: Message from EILENE MURPHY (6304790793)

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Olivia Ramos

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109 James Street, Geneva, IL 60134

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oramos@geneva.il.us

From: Cisco Unity Connection Messaging System <unityconnection@geneva.il.us>

Sent: Tuesday, January 6, 2026 9:07 AM

To: Ramos, Olivia <oramos@geneva.il.us>

Subject: Message from EILENE MURPHY (6304790793)

From: Davids, Brian
Sent: Tuesday, January 06, 2026 2:31:01 PM
To: Ramos, Olivia
Cc: Landers, Nate
Subject: RE: Message from EILENE MURPHY (6304790793)

Thanks. I left him a voicemail

Brian Davids

City Engineer

City of Geneva, Illinois

Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1501](tel:630.232.1501)
bdavids@geneva.il.us

From: Ramos, Olivia <oramos@geneva.il.us>
Sent: Tuesday, January 6, 2026 10:20 AM
To: Davids, Brian <bdavids@geneva.il.us>
Cc: Landers, Nate <nlanders@geneva.il.us>
Subject: RE: Message from EILENE MURPHY (6304790793)

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Cc: Landers, Nate <nlanders@geneva.il.us>
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bdavids@geneva.il.us

From: Ramos, Olivia <oramos@geneva.il.us>

Sent: Tuesday, January 6, 2026 9:30 AM

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Cc: Landers, Nate <nlanders@geneva.il.us>

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Desk: [630.232.0000.4308](tel:630.232.0000.4308)
oramos@geneva.il.us

From: Cisco Unity Connection Messaging System <unityconnection@geneva.il.us>

Sent: Tuesday, January 6, 2026 9:07 AM

To: Ramos, Olivia <oramos@geneva.il.us>

Subject: Message from EILENE MURPHY (6304790793)

From: Reinecke, Mark
Sent: Wednesday, December 17, 2025 1:41:21 PM
To: Mark Porter
Subject: Re: Mill Race

Hi Mark,

Thanks for your insights on the LLC. Quite right--This was an unexpected twist. My assumption was that they sold it to themselves, raising the question--Why? What's the angle? You may be on to something. You were on my list of folks to contact. Sorry I had to leave quickly yesterday.

You'd raised a question about the pensions (which has been a concern of mine), and I'd wanted to circle back to you. If you look at this week's Packet (Page 144), you'll find Municipal Compliance Reports by our accountants (Latterbach & Amen) and actuaries (Foster & Foster) reviewing the performance of our Fire and Police pensions last year. Both appear to be doing well, stemming largely from investment performance (up 9.8% and 10.2%, respectively). Our percentage funded, then, appears to have improved. Age of employees and anticipated retirements are, of course, addressed in actuarial calculations. This is going to be a long climb out, but we are heading in the right direction.

Thanks for your note about the LLC. I'm going to be trying to meet with Shodeen and company. This needs to get resolved.

Have a very good week,

Mark

From: Mark Porter <mporter@vigilaigent.com>
Sent: Wednesday, December 17, 2025 7:19:39 AM
To: Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] Mill Race

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Well, that was an interesting way to waste everyone's time last night. I believe you were in the audience, and I applaud your attendance. It was hard to hear some of the back and forth, but if I heard correctly, Shodeen sold that property to a new LLC. I'll have to dig into the parcel records, but if so, the City just got played again. This likely means that they sold it at an appreciated price to take the remainder of their basis on the original buy, and stepped up their basis with the new LLC, likely including the liability accrued for the fines. It then restarts the clock on the basis for loss amortization for the new LLC. Just supposition until I'm willing to suffer the brain damage of looking it all up this weekend.

Here is my question. It is explicitly clear that they have no plans to do anything with that property until they are certain about the eyesore. That very important property to the City in terms of what impact it has on visitors will sit there and look like a stain on the downtown. Who is going to take the lead to get adults in the damn room and try to figure something out? The lawsuit is a BS excuse. You can have Counsel there and have any conversations covered as "settlement discussions" which are not allowable in court. Last year all Ms. Mayer said about Duke and Lee's was "it's the fastest way to get shovels in the ground." We give lip service to revenue sources and needing Home Rule to solve every problem, but we have a very important property sitting vacant because of egos. Let's call it what it is. The game was started when the City landmarked one of the biggest developer's private property without his consent in a rigged process to stop him from developing. Great job, you stopped him. Now what?

 [Book time to meet with me](#)



Mark Porter
Chief Revenue Aigent

 mporter@vigilaigent.com
(312) 285-8571

VIGILAIGENT 24/7 SOC:630-635-8335



FYI: Our company email domain has changed. Please update your records to reflect our new domain [vigilaigent.com](mailto:mporter@vigilaigent.com).

From: Stood, Emily
Sent: Monday, December 08, 2025 8:24:39 AM
To: 'Mary Labno'
Subject: RE: Mill Race Demo Docs revised 12.5.25

Hi Mary,

Received; I will update the files.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>

Sent: Friday, December 5, 2025 5:22 PM

To: Stood, Emily <estood@geneva.il.us>

Cc: Dave Patzelt <dave@shodeen.com>

Subject: Mill Race Demo Docs revised 12.5.25

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Hi Emily:

Per Dave - here is the link with the revision to the letter. Have a good weekend.

<https://shodeen.box.com/s/5xi0z6powdxodkf96l6mgr55rdafntps>

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271

Email: Mary_Labno@shodeen.com

From: Mary Labno
Sent: Monday, December 01, 2025 8:13:30 AM
To: Stood, Emily
Subject: RE: Mill Race Demo packet

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Hi Emily – I'm back in the office today so I resend the link to that folder.

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 25, 2025 9:36 AM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

Hi Mary,

We are working on the public hearing notification process this week, and it looks like this folder link has been removed or sharing permissions have changed. Is it possible to get the link reactivated so that we can download the digital copy? If not, I can scan the hard copy we have, but I believe the digital copy had a higher image resolution which is useful for reviewers.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4310
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, November 3, 2025 10:29 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

The link below will enable you to view and download the demo packet we submitted to your office on Friday, October 31, 2025.

<https://shodeen.box.com/s/q8n3bwrzxkpbxx2k4wtd4djinmk70geav>

Thanks-Mary

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

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Please do not print this email unless it is absolutely necessary.

From: Mary Labno
Sent: Monday, December 01, 2025 12:22:16 PM
To: Stood, Emily
Subject: RE: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily:

Here is the link to the final packet delivered on 10/31/25. I *believe* this is the correct one – 250 pages. I had saved a couple of versions, but this was the final version. If you could confirm this for me that would be great.

<https://shodeen.box.com/s/h90luu68wlezzr277i1zq606bwfz37mxh>

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

From: Stood, Emily <estood@geneva.il.us>
Sent: Tuesday, November 25, 2025 9:36 AM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

Hi Mary,

We are working on the public hearing notification process this week, and it looks like this folder link has been removed or sharing permissions have changed. Is it possible to get the link reactivated so that we can download the digital copy? If not, I can scan the hard copy we have, but I believe the digital copy had a higher image resolution which is useful for reviewers.

Thank you,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, November 3, 2025 10:29 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

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Hi Emily:

The link below will enable you to view and download the demo packet we submitted to your office on Friday, October 31, 2025.

<https://shodeen.box.com/s/q8n3bwrzxkpbxx2k4wtd4djinmk70geav>

Thanks-Mary

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

The City of Geneva, Illinois Since 1835

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From: Stood, Emily
Sent: Monday, December 01, 2025 12:41:12 PM
To: 'Mary Labno'
Subject: RE: Mill Race Demo packet

Hi Mary,

This looks to be correct, other than two things which I quickly fixed. It does include the check for the Mill Race gazebo, which I removed after speaking with Dave as that is for a different case. It also doesn't include the addition of item 2.i, the cost for site rehabilitation, but I was able to scan that in from the paper copy and include it. I saved the document to my files right away this time so I shouldn't have to reach out for that link again.

Thank you,

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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Subject: RE: Mill Race Demo packet

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Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

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Sent: Tuesday, November 25, 2025 9:36 AM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

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estood@geneva.il.us

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To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

From: Mary Labno
Sent: Tuesday, December 02, 2025 8:58:52 AM
To: Stood, Emily
Subject: RE: Mill Race Demo packet

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thanks Emily -

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

From: Stood, Emily <estood@geneva.il.us>
Sent: Monday, December 1, 2025 12:41 PM
To: Mary Labno <mary_labno@shodeen.com>
Subject: RE: Mill Race Demo packet

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Preservation Planner

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Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.4310)
estood@geneva.il.us

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Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

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City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Mary Labno <mary_labno@shodeen.com>
Sent: Monday, November 3, 2025 10:29 AM
To: Stood, Emily <estood@geneva.il.us>
Cc: Dave Patzelt <dave@shodeen.com>
Subject: Mill Race Demo packet

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<https://shodeen.box.com/s/q8n3bwrzxkpbxx2k4wtd4djinmk70geav>

Thanks-Mary

Mary Labno
Executive Assistant



77 North First Street
Geneva, IL. 60134

Phone: 630.444.8271
Email: Mary_Labno@shodeen.com

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 Please do not print this email unless it is absolutely necessary.

From: Reinecke, Mark
Sent: Thursday, January 15, 2026 3:23:47 PM
To: Mark Porter
Subject: Re: Mill Race Inn

Hi Mark,

Thanks so much for your note. I very much appreciate your insights and recommendations regarding the Mill Race development project. If you have a moment, let's talk. My sense is that there's a path forward here, one that will allow us to move forward briskly. Talk with you soon,

Have a great week,
Mark

From: Mark Porter <mporter@vigilaigent.com>
Sent: Thursday, January 15, 2026 4:37:24 AM
To: Reinecke, Mark
Subject: Mill Race Inn

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Mark,

To say that I'm disappointed in your vote to further forestall development at the Mill Race Inn site is an understatement. You've told me several times that you are fiscally conservative. If that were true and you truly understood the financial cliff that the City is marching towards, you'd be looking at any and every means possible to bring in new tax revenue and more residents. You might also take into consideration how this process unfolded and that this is a completely unforced error by the City. Landmarking the property against the owner's wishes when he worked with the City to preserve the structure, then throwing away \$300k plus on the charade, rather charrette. Shodeen is not my favorite person, as I've done business with him, but imagine what the south end of 3rd would look like today and what sales tax revenues would be without their developments. If they are willing to build something within code, and further from my understanding, within the bounds of the charrette, then the City should be doing everything in its power to make this happen, not delaying progress.

Every incremental dollar of revenue for the City takes the burden off of the residential taxes. "Affordability" of housing stock does not matter if the tax burden pushes it out of reach. While the City percentage is low, the raw dollars are not. The percentage is only a derivative of the high EAV which was magically and uniformly increased by 10% across the board last year in a random sample of 50 homes. I'd argue the assessor did the dirty work and the City thinks this looks good. Guess what, nobody cares. They are not informed, don't see it, and don't care. They see the total tax bill. They don't even know how it gets allocated generally speaking.

While I cannot run myself, I will be encouraging others to do so, and assisting anyone financially and with social media who chooses to run against any of the 4 of you who voted to continue this reckless path.

 [Book time to meet with me](#)



Mark Porter
Chief Revenue Aigent

 mporter@vigilaigent.com

 1 630 389 74131 312 285 8571

VIGILAIGENT 24/7 SOC:630-635-8335



FYI: Our company email domain has changed. Please update your records to reflect our new domain [vigilaigent.com](mailto:mporter@vigilaigent.com).

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Tuesday, January 20, 2026 8:45:56 AM
To: FRANK J MUGNAINI
Subject: RE: Mill Race Inn Blacksmith site

Good morning Frank,

Thank you for reaching out! Unfortunately, as the Public Hearing is closed, the HPC is no longer able to accept comments for deliberation on 4 E State. I would encourage you to reach out to your City Council members on any of the development concerns you mentioned. Their contact information is available [here](#). Additionally, I am linking the City Youtube page [here](#), where you can see videos of any meetings in case you still want to see what you missed in December or any other discussions.

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)

estood@geneva.il.us

From: FRANK J MUGNAINI <fradan@comcast.net>

Sent: Saturday, January 17, 2026 9:07 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: Mill Race Inn Blacksmith site

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Emily,

My name is Frank J. Mugnaini and although I'm only a short time resident of Geneva, having moved in over 3 years ago, we have visited Geneva innumerable times over the decades for the awesome shops, restaurants, festivals and events!

I was at the historical meeting in mid December and arrived later due to a Christmas party and unfortunately missed the first 45 minutes and especially wanted to hear what Dan Shodeen had to impart on the process of the demolition and the plans to finally move Geneva forward with the Mill Race Inn site project.

After hearing the numerous resident's pleas and petitions, most in favor of demolition and finally moving on, I was appalled that your committee pretty much voted unanimously to kick the can down the road yet again! It's been 15 years since Mill Race Inn has closed and despite this time that has passed and the dilapidated state that the structure and site is in, it reflects the inept state of progress within Geneva! There is an old adage that basically says, what would Jesus do? I've revised it to, what would St. Charles do? I'm sure you've notice how they've transformed their downtown with phenomenal development and riverside attractions over the past several years that have made it a centerpiece and destination stop for residents and non-residents alike. I realize that historic site consideration/redevelopment may not have been an issue but none the less, they have redeveloped their core downtown into nothing less than an entertainment mecca with nary an eyesore in sight!

I'm not sure just how many of your committee reside in Geneva but you all seem older, as I am, and have probably driven by the site numerous times. Does not it's condition and the fact that nothing has been proposed to develop this site into a beautiful gateway development showcasing Geneva, and especially the Fox River, not irritate any of you? Not just a persistent eyesore, it could pose as an adventure interest for inquisitive kids or as shelter for an unhoused person with, God forbid, the remote possibility of collapse causing injury or death and a GREAT multi-million dollar liability settlement against Geneva or Shodeen or both!

I saw a news story about the site just last week and just heard recently that it's pretty much received final approval to remain as a historical preservation site. Mayor Kevin Burns may have previously sided with your opinion since had he dissented, I feel the ball would have moved on this project years ago. He was quoted in the June 2021 issue of Geneva Living, after having won his 6th term earlier in April of 2021, as saying " Geneva is a good community and is always striving to do better." This can't be further from the truth as other projects in the Tri-City area have broken ground and been completed over the past decade, especially as I mentioned earlier, with St. Charles exhibiting great civic pride and foresight in developing their downtown.

There is significant foregone real estate tax revenue and sales tax revenue that could have been used to fund other projects within Geneva, or as impossible as it sounds, to help hold the line on residents' real estate tax bills as that site probably would have contributed hundreds of thousands of dollars or more in beneficial tax revenue to the community. The former site of Duke and Lee's has also been caught in a political quagmire (causing loss of significant tax revenue as well) but that's another issue and not one that concerns your historical committee. There now also is the backdrop of the city looking to fund an over \$50 million new police station with an increased tax referendum...it never ends for the overly taxed residents.

Let me conclude with a couple of suggestions so I can cut to the chase while trying to maintain the recently sealed fate of the blacksmith shop:

1> The city needs a showplace, flagship development on the east side of the approach into downtown Geneva. The development of the site as a mixed use project, with a setback off the street, possibly with a fountain courtyard, leading to an arched pass-through underneath the building at ground level from State St. back down to the rivers edge, would provide just that destination if done right. Incorporating a restaurant with a dual decked patio section in the back of the building would provide unique, actual river side dining, drinking and relaxation unparalleled in either Batavia or St.Charles (St.Charles dining options are up at ground level while Batavia's only actual riverside offering is a very unkempt and unattractive patio section at Pal Joey's). The proximity of this site at the rivers edge, which overlooks the State St. Bridge, and the back of the Harrington Hotel along with it being adjacent to the walking and biking paths, would make it a singular attraction in the area. The site could be developed with ground level shops on both State St. and Rt. 25 with several upper floors containing condominiums. The restored or shored up Blacksmith shop could therein be self contained and incorporated into the design to double as a historic museum offering entrance to this restaurant off of State St.

2> Batavia's historic windmill was moved from another site to where it resides presently. A consideration would be to move the Blacksmith Shop somewhere there to create yet another museum and to further enhance the windmill site as a stronger draw for people interested in visiting and learning about the area's great history.

3> Moving the Blacksmith Shop to the empty lot site on 3rd St. right across from the old Kane County Courthouse. It would stand out as a unique building in downtown Geneva, developed into a museum to complement the existing Geneva Historical Museum across and up the street.

I would think one of these ideas could advance the site into finally being developed for the betterment of the Geneva community, our taxpayers, Shodeen and our surrounding towns anchoring Geneva with something in addition to historic 3rd St.

Another saying, what came first, the chicken or the egg? Without a coordinated effort, which supports the wishes of our residents, the continued delays and what's viewed as Geneva's ineptness in getting "the job done", is just another black eye of embarrassment in the eyes of neighboring communities seeing us mired in years of senseless litigation over such issues as this site's development, that of Duke and Lee's and the Geneva Dam issue. The project on east State St. that will contain a flooring store and residences above it is being finalized and the massive apartment construction project north of State St. and just east of Rt.31 is in the breaking ground stages. I realize those did not have any historic site considerations but nonetheless, it's nice to see projects come to fruition soon.

Please make 2026 the year of change and doing better for Geneva by finally moving this project one way or another but to finally break ground. I choose # 1 Emily.

I'm here as a sounding block for you and your committee as we have become dyed in the wool Geneva residents in a short period of time and want to see significant progress taking Geneva beyond just what's on 3rd St. I know the residents and business owners on the east side of State St. strongly agree!

Thank you for taking the time to hear me out,

Sincerely,

Frank J. Mugnaini
1510 Turnberry Ct
Geneva
630-290-9053

From: Stood, Emily
Sent: Tuesday, January 20, 2026 8:50:01 AM
To: 'FRANK J MUGNAINI'
Subject: RE: Mill Race Inn Blacksmith site

Good morning Frank,

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Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

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Thank you for taking the time to hear me out,

Sincerely,

Frank J. Mugnaini

1510 Turnberry Ct

Geneva

630-290-9053

From: Bill Warwik
Sent: Monday, December 15, 2025 2:41:34 PM
To: Noe, Jessica
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

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Yes, they are in Suite 150 at 407 S. 3rd St.
Sent from my iPhone

On Dec 15, 2025, at 2:06?PM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?

Hello,

Can you please confirm the account number that goes with the service address the tenant Storybook Café is moving into. I just want to make sure I am putting them on the right account.

Thanks,

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)

jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, December 15, 2025 12:58 PM

To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address	matchahousecafee@gmail.com
Filer Phone Number	6309357684
Filer First Name	Wahaj
Filer Last Name	Khan
Relationship to Utility Account Holder	Owner

(Section Break)

Service Address Information	
Closing/Lease Start Date	12/5/2025
Service Address	407 S 3rd St

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Storybook Cafe LLC
Relationship	Tenant/Renter
Phone Number	6309357684
Utility Account Email	matchahousecafee@gmail.com
Billing Information	eBill: Electronic Bill Option

By checking this box, I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail with a link to verify and confirm my account once my utility account is established. I agree to the e-Billing agreement.

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name	Bill
Landlord Last Name	Warwik
Landlord Address	77 N 1st St
City	Geneva
State	IL
Zip	60134
Landlord Phone Number	(630) 232-7883
Landlord Email Address	bill_warwik@shodeen.com

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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There is no expectation of privacy for any messages sent to or received from the City of Geneva.*

Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Bill Warwik
Sent: Monday, December 15, 2025 2:52:59 PM
To: Noe, Jessica
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

You're welcome
Sent from my iPhone

On Dec 15, 2025, at 2:50?PM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
Great, thank you for confirming for me.

Jessica Noe
Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Monday, December 15, 2025 2:42 PM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Yes, they are in Suite 150 at 407 S. 3rd St.
Sent from my iPhone

On Dec 15, 2025, at 2:06?PM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?

Hello,

Can you please confirm the account number that goes with the service address the tenant Storybook Café is moving into. I just want to make sure I am putting them on the right account.

Thanks,

Jessica Noe
Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 15, 2025 12:58 PM
To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

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questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address matchahousecafee@gmail.com

Filer Phone Number 6309357684

Filer First Name Wahaj

Filer Last Name Khan

Relationship to Utility Account Holder Owner

(Section Break)

Service Address Information

Closing/Lease Start Date 12/5/2025

Service Address 407 S 3rd St

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name Storybook Cafe LLC

Relationship Tenant/Renter

Phone Number 6309357684

Utility Account Email matchahousecafee@gmail.com

Billing Information eBill: Electronic Bill Option

By checking this box, I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail with a link to verify and confirm my account once my utility account is established. I agree to the e-Billing agreement.

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name Bill

Landlord Last Name Warwik

Landlord Address 77 N 1st St

City Geneva

State IL

Zip 60134

Landlord Phone Number	(630) 232-7883
Landlord Email Address	bill_warwik@shodeen.com
(Section Break)	
Additional Information	<i>Field not completed.</i>
Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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Please do not print this email unless it is absolutely necessary.

From: Bill Warwik
Sent: Wednesday, December 31, 2025 11:26:15 AM
To: Noe, Jessica
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning,
The Tenant will be there, but I found out that the meter is split between two tenants so we need to keep the meter in Shodeen's name and bill back to tenants.

Sent from my iPhone

On Dec 31, 2025, at 11:13?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
Good Morning,
I was working on your request from the form below to be Moved into 407 s 3rd St Ste 150. Right now, I see Storybook Cake LLC had moved in on 12/16. Will they not be at this location no more? Just want to confirm before I work on this request.

Thanks,

Jessica Noe
Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000.4108](tel:630.232.0000.4108)
jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 30, 2025 8:44 AM
To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

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Filer Email Address	bill_warwik@shodeen.com
Filer Phone Number	630-232-7883
Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

(Section Break)

Service Address Information	
Closing/Lease Start Date	12/31/2025
Service Address	407 South Third Street, Suite 150

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Shodeen Group
Relationship	<i>Field not completed.</i>
Phone Number	630-232-7883
Utility Account Email	bill_warwik@shodeen.com
Billing Information	Mail my bill to another address.
Mailing Address	77 North First Street
City	Geneva
State	IL
Zip	60134

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Bill Warwik
Sent: Wednesday, December 31, 2025 11:32:55 AM
To: Noe, Jessica
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you
Sent from my iPhone

On Dec 31, 2025, at 11:31?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?

Okay, thank you for letting me know I will put it in Shodeens Name again.

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Wednesday, December 31, 2025 11:26 AM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning,
The Tenant will be there, but I found out that the meter is split between two tenants so we need to keep the meter in Shodeen's name and bill back to tenants.

Sent from my iPhone

On Dec 31, 2025, at 11:13?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?

Good Morning,

I was working on your request from the form below to be Moved into 407 s 3rd St Ste 150. Right now, I see Storybook Cake LLC had moved in on 12/16. Will they not be at this location no more? Just want to confirm before I work on this request.

Thanks,

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 30, 2025 8:44 AM
To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address bill_warwik@shodeen.com

Filer Phone Number 630-232-7883

Filer First Name Bill

Filer Last Name Warwik

Relationship to Utility Account Holder Commercial Property Manager

(Section Break)

Service Address Information

Closing/Lease Start Date 12/31/2025

Service Address 407 South Third Street, Suite 150

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name Shodeen Group

Relationship *Field not completed.*

Phone Number 630-232-7883

Utility Account Email bill_warwik@shodeen.com

Billing Information Mail my bill to another address.

Mailing Address 77 North First Street

City Geneva

State IL

Zip 60134

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

(Section Break)

Additional Information *Field not completed.*

Terms of Agreement I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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Please do not print this email unless it is absolutely necessary.

From: Bill Warwik
Sent: Wednesday, December 31, 2025 11:48:10 AM
To: Noe, Jessica
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Ok

Sent from my iPhone

On Dec 31, 2025, at 11:46?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
The recent bill went out yesterday, It will have Storybook Cafes name on it. Just wanted to give you a heads up. Shodeen's name is on it as of now.

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Wednesday, December 31, 2025 11:33 AM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Thank you
Sent from my iPhone

On Dec 31, 2025, at 11:31?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
Okay, thank you for letting me know I will put it in Shodeens Name again.

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Wednesday, December 31, 2025 11:26 AM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning,
The Tenant will be there, but I found out that the meter is split between two tenants so we need to keep the meter in Shodeen's name and bill back to tenants.

Sent from my iPhone

On Dec 31, 2025, at 11:13?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
Good Morning,
I was working on your request from the form below to be Moved into 407 s 3rd St Ste 150. Right now, I see Storybook Cake LLC had moved in on 12/16. Will they not be at this location no more? Just want to confirm before I work on this request.

Thanks,

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000.4108](tel:630.232.0000.4108)

jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, December 30, 2025 8:44 AM

To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

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Filer Email Address	bill_warwik@shodeen.com
Filer Phone Number	630-232-7883
Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

(Section Break)

Service Address Information

Closing/Lease Start Date	12/31/2025
Service Address	407 South Third Street, Suite 150

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Shodeen Group
Relationship	Field not completed.
Phone Number	630-232-7883
Utility Account Email	bill_warwik@shodeen.com
Billing Information	Mail my bill to another address.
Mailing Address	77 North First Street
City	Geneva
State	IL

Zip 60134

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

(Section Break)

Additional Information	Field not completed.
Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Noe, Jessica
Sent: Monday, December 15, 2025 2:06:16 PM
To: 'Bill Warwik'
Subject: RE: Online Form Submittal: Commercial Start Service / Move-In Form

Hello,

Can you please confirm the account number that goes with the service address the tenant Storybook Café is moving into. I just want to make sure I am putting them on the right account.

Thanks,
Jessica Noe
Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
inoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 15, 2025 12:58 PM
To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address	matchahousecafee@gmail.com
Filer Phone Number	6309357684
Filer First Name	Wahaj
Filer Last Name	Khan
Relationship to Utility Account Holder	Owner

(Section Break)

Service Address Information

Closing/Lease Start Date	12/5/2025
Service Address	407 S 3rd St

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Storybook Cafe LLC
Relationship	Tenant/Renter
Phone Number	6309357684
Utility Account Email	matchahousecafee@gmail.com
Billing Information	eBill: Electronic Bill Option

By checking this box, I agree I agree to the e-Billing agreement. to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail with a link to verify and confirm my account once my utility account is established.

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name	Bill
Landlord Last Name	Warwik
Landlord Address	77 N 1st St
City	Geneva
State	IL
Zip	60134
Landlord Phone Number	(630) 232-7883
Landlord Email Address	bill_warwik@shodeen.com

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

Email not displaying correctly? [View it in your browser.](#)

From: Noe, Jessica
Sent: Monday, December 15, 2025 2:50:22 PM
To: 'Bill Warwik'
Subject: RE: Online Form Submittal: Commercial Start Service / Move-In Form

Great, thank you for confirming for me.

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000.4108](tel:630.232.0000.4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Monday, December 15, 2025 2:42 PM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Yes, they are in Suite 150 at 407 S. 3rd St.
Sent from my iPhone

On Dec 15, 2025, at 2:06?PM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?

Hello,

Can you please confirm the account number that goes with the service address the tenant Storybook Café is moving into. I just want to make sure I am putting them on the right account.

Thanks,

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000.4108](tel:630.232.0000.4108)
jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 15, 2025 12:58 PM
To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

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Filer Email Address matchahousecafee@gmail.com

Filer Phone Number 6309357684

Filer First Name Wahaj

Filer Last Name Khan

Relationship to Utility Account Holder Owner

(Section Break)

Service Address Information

Closing/Lease Start Date 12/5/2025

Service Address 407 S 3rd St

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name Storybook Cafe LLC

Relationship Tenant/Renter

Phone Number 6309357684

Utility Account Email matchahousecafee@gmail.com

Billing Information eBill: Electronic Bill Option

By checking this box, I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail with a link to verify and confirm my account once my utility account is established. I agree to the e-Billing agreement.

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name Bill

Landlord Last Name Warwick

Landlord Address 77 N 1st St

City Geneva

State IL

Zip 60134

Landlord Phone Number (630) 232-7883

Landlord Email Address bill_warwik@shodeen.com

(Section Break)

Additional Information *Field not completed.*

Terms of Agreement I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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Please do not print this email unless it is absolutely necessary.

From: Noe, Jessica
Sent: Wednesday, December 31, 2025 11:13:18 AM
To: 'Bill Warwik'
Subject: RE: Online Form Submittal: Commercial Start Service / Move-In Form

Good Morning,

I was working on your request from the form below to be Moved into 407 s 3rd St Ste 150. Right now, I see Storybook Cake LLC had moved in on 12/16. Will they not be at this location no more? Just want to confirm before I work on this request.

Thanks,

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000.4108](tel:630.232.0000.4108)

jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, December 30, 2025 8:44 AM

To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>

Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address	bill_warwik@shodeen.com
Filer Phone Number	630-232-7883
Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

(Section Break)

Service Address Information

Closing/Lease Start Date	12/31/2025
Service Address	407 South Third Street, Suite 150

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Shodeen Group
Relationship	Field not completed.
Phone Number	630-232-7883
Utility Account Email	bill_warwik@shodeen.com
Billing Information	Mail my bill to another address.

Mailing Address	77 North First Street
City	Geneva
State	IL
Zip	60134

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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From: Noe, Jessica
Sent: Wednesday, December 31, 2025 11:31:01 AM
To: 'Bill Warwik'
Subject: RE: Online Form Submittal: Commercial Start Service / Move-In Form

Okay, thank you for letting me know I will put it in Shodeens Name again.

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Wednesday, December 31, 2025 11:26 AM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning,
The Tenant will be there, but I found out that the meter is split between two tenants so we need to keep the meter in Shodeen's name and bill back to tenants.

Sent from my iPhone

On Dec 31, 2025, at 11:13?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
Good Morning,
I was working on your request from the form below to be Moved into 407 s 3rd St Ste 150. Right now, I see Storybook Cake LLC had moved in on 12/16. Will they not be at this location no more? Just want to confirm before I work on this request.

Thanks,

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:630.232.4108)
jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 30, 2025 8:44 AM
To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <ibarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 (Monday - Friday 8am-4:30pm) or email financeemail@geneva.il.us

Filer Email Address bill_warwik@shodeen.com

Filer Phone Number 630-232-7883

Filer First Name Bill

Filer Last Name Warwik

Relationship to Utility Account Holder	Commercial Property Manager
--	-----------------------------

(Section Break)

Service Address Information

Closing/Lease Start Date	12/31/2025
--------------------------	------------

Service Address	407 South Third Street, Suite 150
-----------------	-----------------------------------

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Shodeen Group
----------------------------	---------------

Relationship	<i>Field not completed.</i>
--------------	-----------------------------

Phone Number	630-232-7883
--------------	--------------

Utility Account Email	bill_warwik@shodeen.com
-----------------------	--

Billing Information	Mail my bill to another address.
---------------------	----------------------------------

Mailing Address	77 North First Street
-----------------	-----------------------

City	Geneva
------	--------

State	IL
-------	----

Zip	60134
-----	-------

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

(Section Break)

Additional Information	<i>Field not completed.</i>
------------------------	-----------------------------

Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.
--------------------	--

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

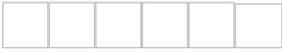
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Please do not print this email unless it is absolutely necessary.

From: Noe, Jessica
Sent: Wednesday, December 31, 2025 11:46:35 AM
To: 'Bill Warwik'
Subject: RE: Online Form Submittal: Commercial Start Service / Move-In Form

The recent bill went out yesterday, It will have Storybook Cafes name on it. Just wanted to give you a heads up. Shodeen's name is on it as of now.

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Wednesday, December 31, 2025 11:33 AM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

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Thank you
Sent from my iPhone

On Dec 31, 2025, at 11:31?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
Okay, thank you for letting me know I will put it in Shodeens Name again.

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:4108)
jnoe@geneva.il.us

From: Bill Warwik <bill_warwik@shodeen.com>
Sent: Wednesday, December 31, 2025 11:26 AM
To: Noe, Jessica <jnoe@geneva.il.us>
Subject: Re: Online Form Submittal: Commercial Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning,
The Tenant will be there, but I found out that the meter is split between two tenants so we need to keep the meter in Shodeen's name and bill back to tenants.

Sent from my iPhone

On Dec 31, 2025, at 11:13?AM, Noe, Jessica <jnoe@geneva.il.us> wrote:

?
Good Morning,
I was working on your request from the form below to be Moved into 407 s 3rd St Ste 150. Right now, I see Storybook Cake LLC had moved in on 12/16. Will they not be at this location no more? Just want to confirm before I work on this request.

Thanks,

Jessica Noe

Utility Billing Specialist

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4108](tel:4108)
jnoe@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 30, 2025 8:44 AM

To: FinanceEmail <financeEmail@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; GFDforward <gfd@geneva.il.us>; Barocio, Jacquelyn <jbarocio@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>
Subject: Online Form Submittal: Commercial Start Service / Move-In Form

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Commercial Start Service / Move-In Form

Commercial Utility Account Move In Request

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Filer Email Address	bill_warwik@shodeen.com
Filer Phone Number	630-232-7883
Filer First Name	Bill
Filer Last Name	Warwik
Relationship to Utility Account Holder	Commercial Property Manager

(Section Break)

Service Address Information

Closing/Lease Start Date	12/31/2025
Service Address	407 South Third Street, Suite 150

(Section Break)

Utility Account Information

The following information below will be associated and filed with the utility account.

Business/Organization Name	Shodeen Group
Relationship	<i>Field not completed.</i>
Phone Number	630-232-7883
Utility Account Email	bill_warwik@shodeen.com
Billing Information	Mail my bill to another address.
Mailing Address	77 North First Street
City	Geneva
State	IL
Zip	60134

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	I understand that checking this box constitutes a legal signature confirming that I agree to the terms and conditions set out in this application and in the Geneva City Code.

I acknowledge that this constitutes written application for utility service at the address above, pursuant to the Geneva City Code, 9-1-1A. Further, I acknowledge that I agree to pay all charges for services rendered as a result of this request. I understand and agree that failure to pay any amount due to the City of Geneva can result in discontinuation of services until such time as payment has been received.

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Please do not print this email unless it is absolutely necessary.

From: Hendrickson, Susan
Sent: Wednesday, January 07, 2026 11:16:04 AM
To: FinanceEmail
Subject: RE: Online Form Submittal: Residential Start Service / Move-In Form

I forgot to change final meter date to 1-5-26 per phone request.

Thanks,

Susan Hendrickson

Accounts Payable Specialist

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4107](tel:630.232.4107)

shendrickson@geneva.il.us

From: Hendrickson, Susan

Sent: Wednesday, January 7, 2026 10:21 AM

To: FinanceEmail <financeEmail@geneva.il.us>

Subject: FW: Online Form Submittal: Residential Start Service / Move-In Form

Importance: High

Please process for final read.

Thanks,

Susan Hendrickson

Accounts Payable Specialist

City of Geneva, Illinois

Finance Department

15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4107](tel:630.232.4107)

shendrickson@geneva.il.us

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, January 2, 2026 12:47 PM

To: FinanceEmail <financeEmail@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Reith, Christine <creith@geneva.il.us>

Subject: Online Form Submittal: Residential Start Service / Move-In Form

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Residential Start Service / Move-In Form

Residential Utility Account Move In Request

When setting up an account, please keep in mind that the City needs two business days (Monday-Friday) to process requests. If you have any questions, please contact the Finance Department at 630-232-0854 or FinanceEmail@geneva.il.us.

Addresses in the Mill Creek subdivision do not use City services. Any address with a direction in the number is not serviced by the City. Please contact the Finance Department if you have any questions.

Filer Email Address	christyh816@gmail.com
---------------------	--

Filer Phone Number	6302516152
--------------------	------------

Filer First Name	Martin
------------------	--------

Filer Last Name	Smircich
-----------------	----------

Relationship to Utility Account Holder	self
--	------

(Section Break)

Closing Date/Lease Start Date	1/31/2025
-------------------------------	-----------

Service Address	500 S Third St Apt 308
-----------------	------------------------

(Section Break)

Utility Account Information

The following information below will be associated with the utility account.

First Name(s)	Martin
Last Name(s)	Smircich
Utility Account Email	christyh816@gmail.com
Phone Number	6302516152
Billing Information	E-Billing: Electronic Bill Option
Type of Phone	Cellphone

By checking this box, I agree to opt out of receiving a monthly paper utility bill and will receive a monthly notification through e-mail to view my utility bill on the City of Geneva utility bill portal. I confirm the e-mail address I provided under "Utility Account E-Mail" is valid and correct. I understand that I will receive an e-mail titled "City of Geneva - Congratulations on your eBill enrollment!" that will contain my account number. I understand that I will need to create an online profile or link this utility account to an existing online profile in order to view my bill through the online utility portal.

I agree to the E-Billing Agreement.

Relationship	Tenant/Renter
Prior Geneva Resident	Yes, I have owned a Geneva utility account under my name within the last 5 years.
Prior Geneva Address	842 N Bennett St Geneva, IL

(Section Break)

Landlord Information

If you are a tenant, please select "Tenant/Renter" in the relationship field and fill out the information below.

Landlord First Name	Shodeen
Landlord Last Name	Management Group
Landlord Address (Address, City, State)	39W 250 Harrington Blv Suite D-1
City	Geneva
State	IL
Zip Code	60134
Landlord Phone Number	630-232-8882
Landlord Email Address	monica_smith@shodeen.com

(Section Break)

Additional Information	<i>Field not completed.</i>
Terms of Agreement	By clicking this box, I agree to the terms and conditions as set out in this application and in the Geneva City Code

This form serves as confirmation of your intent to establish utility services with the City of Geneva. If you are a tenant and need to provide your landlord with documentation of service establishment, please provide them with a copy of this completed form.

I acknowledge that this constitutes a written application for utility service at the address above, in accordance with Geneva City Code 9-1-1A. I understand that account numbers are not generated until the account is processed, which occurs on the scheduled move-in date. I further agree to pay all charges for services rendered under this request and understand that failure to pay any amount due to the City of Geneva may result in service discontinuation until full payment is received.

Additionally, I acknowledge that any changes to this form must be communicated to the Finance Department at least 24 business hours prior to the scheduled move-in date.

(Section Break)

Email not displaying correctly? [View it in your browser.](#)



From: Malecki, William
Sent: Sunday, January 04, 2026 1:49:18 PM
To: Sherri Johnson; Bowring, Anaïs
Subject: Re: Oppose Blacksmith Shop Demolition

Hi Ms. Johnson,

Thank you for emailing me and sharing your thoughts regarding the Blacksmith shop. It's greatly appreciated.

-Billy

*William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002*

Mobile: (630) 841-2742

From: Sherri Johnson <sherri.johnson0828@gmail.com>
Sent: Sunday, January 4, 2026 10:55:06 AM
To: Bowring, Anaïs; Malecki, William
Cc: sherri.johnson0828@gmail.com
Subject: Oppose Blacksmith Shop Demolition

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Alderspersons Bowring and Malecki,

My name is Sherri Johnson, and I reside at 121 Peyton Street. I have been a resident of Geneva since 2013. The purpose of this email is to voice my opinion: please do not allow demolition of the Blacksmith Shop.

I agree again with the Commission's decision to deny Shodeen's request to demolish this structure. That was Shodeen's third request, and I agree with the Commission that nothing has changed since the first request. Shodeen has offered no redevelopment plans for the property, with or without the blacksmith shop, since the Charrette in 2019. More importantly, Shodeen has allowed the structure to deteriorate, against the directives from the City. This strategy has led to many Geneva residents to view it as an eyesore, which I believe has been part of Shodeen's plan to eventually be granted a demolition permit.

Thank you,
Sherri Johnson

From: Malecki, William
Sent: Sunday, January 04, 2026 1:49:18 PM
To: Sherri Johnson; Bowring, Anaïs
Subject: Re: Oppose Blacksmith Shop Demolition

Hi Ms. Johnson,

Thank you for emailing me and sharing your thoughts regarding the Blacksmith shop. It's greatly appreciated.

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From: Bowring, Anaïs
Sent: Monday, January 05, 2026 11:36:11 AM
To: Malecki, William; Sherri Johnson
Subject: Re: Oppose Blacksmith Shop Demolition

Dear Ms. Johnson,

Thank you for taking the time to share your perspective with us. I know we both appreciate hearing from constituents and will take your thoughts into consideration as we consider this issue.

Best,

Anaïs Bowring (she/her)

Aldersperson First Ward

City of Geneva, Illinois

22 South First Street

Geneva, IL, 60134

Phone: [630.232.0000](tel:630.232.0000) ext. 4001

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Thank you,
Sherri Johnson

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 4:23:42 PM
To: Lee Eysturlid
Subject: Re: Petition to demolish Geneva's 1840s blacksmith shop

Dear Lee,

Thank you so much for your thoughtful note in support of preserving the Blacksmith Shop. I greatly appreciate your perspectives on this issue. You raise a number of excellent questions regarding what constitutes the "best interest" of the community, how one determines a community's views, and the absence of an alternative plan for evaluation. All give us pause.

Thank you again.

Very best to you,

Mark

From: Lee Eysturlid <leysturl@imsa.edu>
Sent: Friday, January 9, 2026 12:33:19 PM
To: Kilburg, Dean; Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha
Subject: Petition to demolish Geneva's 1840s blacksmith shop

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Hello:

This is my plea to you to uphold the good work of Geneva's Historical Preservation Commission (HPC) in its, and ideally your, denial of the request to demolish the 1840s Blacksmith shop.

I quote:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

The reasons to say no, I would offer, are:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, they have made no effort to pay their \$300K fine (why not? There was a court order. What happened here? Collected fines could be used to repair/save the structure.). They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument (it's an eyes-sore, don't you know?) that also fell flat in that why weren't other vacant buildings (Capana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.).
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. The idea of "moving" of a historic structure sounds good, but it clearly robs the site and the building of their historic meaning. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr, but does anyone know or care? It has lost all meaning as a historical structure. And now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. Why do this until we know for sure what will replace it and if those plans will even move forward with IL State approval. It is on a floodplain, for example.

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner.

Thank you,
Lee W. Eysturlid
108 Oak St, Geneva

--
Lee W. Eysturlid, Ph.D., NBCT
IMSA
1500 W. Sullivan Rd
Aurora, IL 60506-1000
O: (630) 907-5487

"All things are ready, if our minds be so."
- Henry V

From: Mark Porter
Sent: Monday, December 15, 2025 4:01:08 PM
To: Reinecke, Mark
Subject: Re: Police Station Bond Issue

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First, thank you. The tax rate went down because EAV's went up 10% almost across the board in the township. We pulled 50 random parcels and it's easy to see what they did. All were 9.8 to 10.2. Intellectually very lazy. Not the City's fault. That said, this debt load puts us in a position where you cannot have even a slight hiccup. The rest of the master plan will cost money, and we are going to fall further behind on the police pension based on the nature of the upcoming retirements, the highest paid and oldest leaving with very large benefits under the old Tier 1 plans. The new Tier 2 sweetener that was passed will hit next year's analysis too. Any dip in EAV and the rate will be an issue.

That being said, what is the City doing to try and work with developers on some of the prime sites to make things happen? Shodeen trying yet again on Mill Race. The City should be all in on making something happen there. Duke and Lee's, she's turning down offers for that site because she wildly overpaid. The City needs to be thinking about how to get revenue generation from these sites. Mill Race would bring residents with money downtown and strengthen the East Side, which we are spending all this TIF money. He's not even asking for TIF. The City needs a full court press on these and any other sites like the old library to get people in there and make them productive, not to mention, "not eyesores".

 Book time to meet with me



Mark Porter
Chief Revenue Aigent
✉ mporter@vigilaigent.com
(312) 285-8571

VIGILAiGENT 24/7 SOC:630-635-8335



FYI: Our company email domain has changed. Please update your records to reflect our new domain vigilaigent.com.

From: Reinecke, Mark <mreinecke@geneva.il.us>
Sent: Monday, December 15, 2025 3:24 PM
To: Mark Porter <mporter@vigilaigent.com>
Subject: Police Station Bond Issue

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Hi Mark,

Thanks so much for your note. As regards the police station, I agree--It's a heavy lift. I'm a fiscal conservative, and this makes my eyes water. If there were a way to avoid developing new municipal facilities, I certainly would. Unfortunately, that's not prudent. In looking at the data, the costs of not moving forward are far greater than the costs of staying with what we have. It's a necessary investment in the community. A great deal of information about the Master Building Plan, the police station, architectural plans, budgets, and issues surrounding the proposed bond issue can be found on the city website. Openness and transparency are key--with this in mind, more information is posted virtually every day. We've also posted an "Estimated Tax Impact Calculator" on the website, so that every resident can know exactly what the bond will cost (It varies by Equalized Home Value and their deductions). Worth noting, I was pleased we were able to reduce our property tax rate (from .4779 to .4575, a 3.25% reduction) tthis year. That's the goal.

I hope this is of help. I'm happy to answer any questions you may have and, as always, appreciate your recommendations. Feel free to call. My door is always open...

Thanks again for your note.

Very best to you,

Mark

The City of Geneva, Illinois Since 1835

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From: Reinecke, Mark
Sent: Monday, December 15, 2025 5:27:42 PM
To: Mark Porter
Subject: Re: Police Station Bond Issue

Hi Mark,

A lot of issues here. I'm pleased that property values are going up in Geneva. That's a positive thing, and reflects how folks feel about our town. At the same time, I'm pleased our Geneva tax rate is trending down. Both are things we can feel positively about, even if overall property taxes here in Illinois remain painfully high (as you know, the lion's share of property tax goes to schools and the county). This is worthy of a discussion! I'm troubled by county budgets since the pandemic, and by what we hear of budgets coming out of Springfield. As regards Geneva taxes, I'm pleased our property tax rate is lower than both St. Charles and Batavia, and substantially below the cap set by the State of Illinois. As for hiccups, that keeps me up. Our cash-on-hand balance is strong, but I fear a recession. If revenues drop, tightening will be in order. Tier 1 and Tier 2 pensions are a concern as well. I would very much like to increase our fire and police pension coverage. This can be done in several ways, and has been a topic for discussion. As for Mill Race and Duke & Lee's, let's talk some time. I have ideas for a path forward.

I'm heading out for the meeting. Let's talk more later. Have a good evening,
Mark

From: Mark Porter <mporter@vigilaigent.com>
Sent: Monday, December 15, 2025 4:01:08 PM
To: Reinecke, Mark
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Thanks again for your note.

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Please do not print this email unless it is absolutely necessary.

From: Ron Sandack
Sent: Tuesday, January 06, 2026 3:01:42 PM
To: DeGroot, David; Voigt, Alex
Subject: Re: Procedural Check In

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Happy 2026! ;)

Mr. Patzelt's availability on 1-7-26 does not work for me. But I am available on 1-8-26 after 1pm, so whenever convenient for you and David that afternoon.

As for 1-9-26 (my preferred day for this call, for several reasons), I am open almost all day.

Let me know.

Ron Sandack

GAIDO & FINTZEN

Chicago Office: 20 South Clark Street, Suite 510, Chicago, IL 60603
St. Charles Office: 320 Walnut Street, St. Charles, IL 60174
P: 312.346.7855 | F: 312.346.8317 | D: 312.346.0429 | C: 312.371.2516
E: rsandack@gaido-fintzen.com
www.gaido-fintzen.com

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From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:24 PM
To: Voigt, Alex <avoigt@geneva.il.us>; Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

I'm available at any of the times with the exception of 1 pm on 1/8/25.

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

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Sent: Tuesday, January 6, 2026 2:20 PM
To: Sandack, Ron <rsandack@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: Procedural Check In

Let me know what works for you guys.

1/7/25 all morning up to 11:00 – AV can do between 8 -9 am
1/8/25 all day – AV is scheduled to be at a forum all day, I can always step out if this works for the group
1/9/25 all day – AV 10 am, between 12 – 1:30 or 2:30

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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1/8/25 all day
1/9/25 all day

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 2:05 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: Procedural Check In

Good Afternoon Dave,

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We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

Alex Voigt
City Administrator

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Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.0000)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 2:10 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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I am open:
1/7/25 all morning up to 11:00
1/8/25 all day
1/9/25 all day

From: Voigt, Alex <avoigt@geneva.il.us>
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Good Afternoon Dave,

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We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

Alex Voigt

City Administrator

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avoigt@geneva.il.us

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_____ Please do not print this email unless it is absolutely necessary.

From: Voigt, Alex
Sent: Tuesday, January 06, 2026 3:39:13 PM
To: 'Dave Patzelt'
Cc: Sandack, Ron
Subject: RE: Procedural Check In

Great, thanks so much. I will be sending an outlook invite for Friday, January 9th at 1 pm. We will call you, please let me know the best number to reach out.

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
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avoigt@geneva.il.us

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From: Dave Patzelt
Sent: Tuesday, January 06, 2026 3:43:53 PM
To: Voigt, Alex
Cc: Sandack, Ron
Subject: RE: Procedural Check In

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Sounds fine.

Since I am across the street, I can certainly stop by. I also can bring along a plan that I had prepared that I thought I would share with the Council that provides some initial thoughts on paper of 3 different ideas of the legacy/homage/memory monument, plaque, benches, etc. I won't leave a copy of the plan but as they say, a picture is worth thousand words. The picture certainly helps define pictorially what I was describing when we last met.

Otherwise, if you don't want me to stop in, call my desk phone number which is 630-444-8252



From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, January 6, 2026 3:39 PM
To: Dave Patzelt <dave@shodeen.com>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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Alex Voigt

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avoigt@geneva.il.us

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We will work around your availability, let me know what works for your schedule.

Thank you,

Alex

From: Voigt, Alex
Sent: Tuesday, January 06, 2026 4:04:01 PM
To: 'Dave Patzelt'
Cc: Sandack, Ron
Subject: RE: Procedural Check In

Thanks Dave, we will stick with a phone call. We'll call your desk line at 1 pm.

Have a great night,

Alex

Alex Voigt

City Administrator

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City Administrator's Office
22 South First Street, Geneva, IL 60134
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avoigt@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Tuesday, January 6, 2026 3:44 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Sandack, Ron <rsandack@geneva.il.us>
Subject: RE: Procedural Check In

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Alex Voigt

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avoigt@geneva.il.us

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From: Morrow, Molly
Sent: Thursday, December 18, 2025 3:04:46 PM
To: Stahr, Kevin
Subject: Re: Question, Aurora Beacon-News

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Thanks, Kevin!

On Thu, Dec 18, 2025 at 3:01?PM Stahr, Kevin <kstahr@geneva.il.us> wrote:

Hi Molly,

We can confirm the City did receive an appeal. A City Council meeting date has not been determined. The City will make an announcement on our website's Development Projects Map when a date has been finalized.

Regards,
K*

Kevin Stahr

Communications Coordinator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.470.4111)

Mobile: [630.470.2519](tel:630.470.2519)

kstahr@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>

Sent: Thursday, December 18, 2025 2:46 PM

To: Stahr, Kevin <kstahr@geneva.il.us>; Stood, Emily <estood@geneva.il.us>

Subject: Question, Aurora Beacon-News

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Kevin and Emily

This is Molly Morrow from the Aurora Beacon-News. I hope you're doing well.

I'm reaching out because I've heard that Shodeen has filed an appeal on the demolition request for the Mill Race Inn structure, which was shot down by the Historic Preservation Commission on Tuesday. I was wondering if you could confirm whether that's the case, and, if so, let me know when the issue is set to come before the City Council?

If you could let me know this afternoon sometime, I would appreciate it. Thank you as always!

Best,
Molly

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Please do not print this email unless it is absolutely necessary.

From: Stahr, Kevin
Sent: Thursday, December 18, 2025 3:00:57 PM
To: 'Morrow, Molly'
Subject: RE: Question, Aurora Beacon-News

Hi Molly,

We can confirm the City did receive an appeal. A City Council meeting date has not been determined. The City will make an announcement on our website's Development Projects Map when a date has been finalized.

Regards,
K*

Kevin Stahr
Communications Coordinator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4111](tel:630.232.4111)
Mobile: [630.470.2519](tel:630.470.2519)
kstahr@geneva.il.us

From: Morrow, Molly <mmorrow@chicagotribune.com>
Sent: Thursday, December 18, 2025 2:46 PM
To: Stahr, Kevin <kstahr@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: Question, Aurora Beacon-News

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Hi Kevin and Emily

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I'm reaching out because I've heard that Shodeen has filed an appeal on the demolition request for the Mill Race Inn structure, which was shot down by the Historic Preservation Commission on Tuesday. I was wondering if you could confirm whether that's the case, and, if so, let me know when the issue is set to come before the City Council?

If you could let me know this afternoon sometime, I would appreciate it. Thank you as always!

Best,
Molly

From: Stood, Emily
Sent: Tuesday, December 30, 2025 8:56:30 AM
To: 'Dave Patzelt'; DeGroot, David
Subject: RE: Request for copy of the court reporters report

Good morning Dave,

Attached is the court reporter's copy of the 12/16/25 Historic Preservation Public Hearing.

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Dave Patzelt <dave@shodeen.com>
Sent: Wednesday, December 17, 2025 4:18 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>
Subject: Request for copy of the court reporters report

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

In advance of the City Council meeting, we respectfully request the court reporters copy of the 12/16/25 Historic Preservation Public Hearing

From: Paschke, Martha
Sent: Saturday, January 10, 2026 12:31:33 PM
To: Elizabeth Safanda
Subject: Re: Request for demolition

Hi Liz,

Thank you for reaching out to share your thoughts on this important issue. I will keep this in mind as we deliberate. It's certainly a highly charged issue that will have lasting impact on the City.

Best,

Martha
Sent from my iPhone

On Jan 10, 2026, at 11:03?AM, Elizabeth Safanda <esafanda@outlook.com> wrote:

?

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I strongly urge city council members to confirm the Dec 16 decision of Geneva's Historic Preservation Comm, denying the Shodeen corporation proposal to demolish the original blacksmith shop.

In their third application to get approval for demolition, the Corp has not presented any new factors that would override earlier decisions,

In 2014, the Chicago Tribune quoted Shodeen's intention to respect and retain the historic features of this site. Instead, he has defied the will of the community and the courts ---- and the end result may well be **demolition by neglect**.

If the demolition proposal is rejected (with your help), then the community can pursue creative options for future development of the site.

With gratitude for all the time and energy you devote to community issues:

Liz Safanda
853-1765

Sent: Sunday, January 11, 2026 3:47:33 PM
To: Elizabeth Safanda
Subject: Re: Request for demolition

Dear Liz,

Thank you very much for your letter in support of the HPC's decision to oppose demolition of the Blacksmith Shop. I appreciate your perspectives on this issue.

Yours sincerely,

Mark Reinecke

From: Elizabeth Safanda <esafanda@outlook.com>
Sent: Saturday, January 10, 2026 11:01:36 AM
To: Reinecke, Mark
Subject: Request for demolition

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I strongly urge city council members to confirm the Dec 16 decision of Geneva's Historic Preservation Comm, denying the Shodeen corporation proposal to demolish the original blacksmith shop.

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In 2014, the Chicago Tribune quoted Shodeen's intention to respect and retain the historic features of this site. Instead, he has defied the will of the community and the courts ---- and the end result may well be **demolition by neglect**.

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Liz Safanda
630-853-1765

From: Dave Patzelt
Sent: Thursday, January 08, 2026 4:22:26 PM
To: DeGroot, David
Subject: RE: Rescheduling of tomorrow's call

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Sure.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Thursday, January 8, 2026 4:21 PM
To: Dave Patzelt <dave@shodeen.com>
Subject: Rescheduling of tomorrow's call

Good afternoon Dave,

Our apologies, but are you able to reschedule tomorrow's call from 1 pm to 3 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

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Please do not print this email unless it is absolutely necessary.

From: DeGroot, David
Sent: Thursday, January 08, 2026 4:22:52 PM
To: 'Dave Patzelt'
Subject: RE: Rescheduling of tomorrow's call

Thanks!

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

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David DeGroot

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Please do not print this email unless it is absolutely necessary.

From: Josh Voit
Sent: Thursday, January 08, 2026 12:15:50 PM
To: Babica, Rich
Cc: Steve Chirico
Subject: Re: Roosevelt Utility Work Resident Complaint

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Rich -

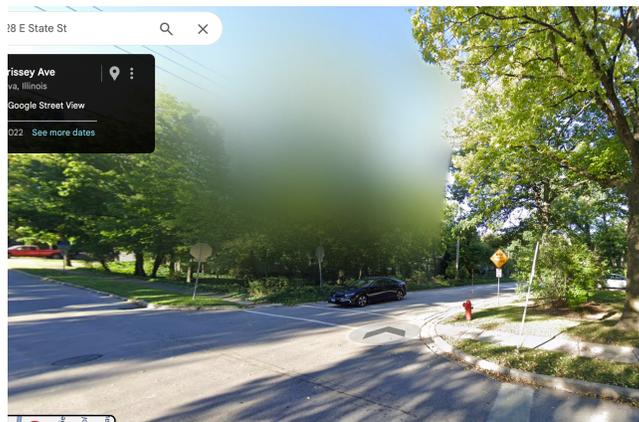
I spoke to the project manager from Sonoma who was onsite during the gas leak. He personally spoke to the homeowner and said the homeowner did express frustration that the City did not contact him about this work and implied that Sonoma was working for the City. The project manager corrected him and explained the situation, specifically explaining (a) Sonoma was not employed by the City (b) the work was related to The Roosevelt development and (c) Sonoma was employed by us, a private developer. My project manager said he remembers this interaction very clearly, the homeowner assumed this was City work which prompted Sonoma to explain. The homeowner accepted this response, he didn't appear to debate it & it wasn't discussed further.

Based on this detailed account from Sonoma, I'm inclined to believe him. Furthermore, this interaction was with a supervisor who is one of two of my primary contacts. He knows the job, who employs him etc. There would be no motivation from Sonoma to claim they were employed by the City.

Apologies this has gotten out of hand and is wasting City time and resources. We would like to make this right with our neighbor and propose restoring the landscaping. A Google picture from 2022 is below. The prior landscaping is a bit of an organized mess of ground cover, I'm confident we can come to an agreement with the homeowner on restoration.

Thanks,

Josh Voit
Roosevelt Holdings, LLC
(630) 442-8825 cell



On Thu, Jan 8, 2026 at 11:07?AM Babica, Rich <rbabica@geneva.il.us> wrote:

I am sending you a rather lengthy email chain regarding the interactions we have had with this resident, and I have removed their name, emails and contact information to provide you the basis for and the latest issue.

From the City perspective, we cannot allow for a contractor not working for the City state to a resident that they are. I need you to discuss this with Sonoma Construction, and determine how best to correct his mis-statement. Also, the project team should be aware that there is at least one unhappy neighbor to your project:

01/08

Hello:

That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

01/08

Lee,

Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

Rich Babica

Director of Public Works

01/02

Hello:

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12/25

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Things to note:

1. No one let me know any of this was going to happen. I was told by Landers that this information is on the website, but how was I to know to check on a regular basis? Better yet, it turns out that what was posted was not correct, and that my conversations with the workers (who were all really polite and helpful) were far more informative/correct than the city people/site.
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In the end I suspect I am out of luck here, and will just have to lump it. Or am I wrong? *Why is this ok?* It breeds contempt for city government. Finally, all of the construction folks I spoke with just rolled their eyes and made a "pfff..." noise when I said, "well the city says..." Why is that?

However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

Please feel free to contact me if you want to discuss this. I am not the only person affected.

12/22

Rich and/or Nate:

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No one said anything to me about this. No written note, no email, nothing. That can't be right, can it? They have destroyed old-growth ground cover (ivy), bushes, etc. Who will pay for or replace all this? This is really insulting, especially as this makes clear that you don't see my property as mine. I would like a phone call and someone to come here and explain this to me face-to-face. I don't want to wait for the New Year, that will be too late.

Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: 630.232.0000,
rbabica@geneva.il.us

From: Ken Lusian <k.lusian@horizondbm.com>

Sent: Thursday, January 08, 2026 10:55 AM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Josh Voit <jsvoit@gmail.com>; Mark Engel <m.engel@horizondbm.com>

Subject: Roosevelt Utility Work Resident Complaint

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning Rich,

Sorry to hear about the complaints received from residents related to ROW utility work for the Roosevelt project. Please forward any information you're able to share so we can assist in addressing any issues.

Thank You,

We've Moved! Please note our new address below.

Ken Lusian

Project Manager

HORIZON CONSTRUCTION GROUP, INC.

2810 Walton Commons Ln, Madison, WI 53718

E-mail: k.lusian@horizondbm.com | Website: www.horizondbm.com

Cell: 608-640-7343



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The City of Geneva, Illinois Since 1835

This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Josh Voit
Sent: Friday, January 09, 2026 11:25:14 AM
To: Babica, Rich
Cc: Steve Chirico
Subject: Re: Roosevelt Utility Work Resident Complaint

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Hi Rich -

Following up on this. We are happy to meet with the homeowner to work something out. Let us know what you think the best approach is.

Thanks,

Josh
(630) 442-8825 cell

On Jan 8, 2026, at 12:15?PM, Josh Voit <jsvoit@gmail.com> wrote:

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I spoke to the project manager from Sonoma who was onsite during the gas leak. He personally spoke to the homeowner and said the homeowner did express frustration that the City did not contact him about this work and implied that Sonoma was working for the City. The project manager corrected him and explained the situation, specifically explaining (a) Sonoma was not employed by the City (b) the work was related to The Roosevelt development and (c) Sonoma was employed by us, a private developer. My project manager said he remembers this interaction very clearly, the homeowner assumed this was City work which prompted Sonoma to explain. The homeowner accepted this response, he didn't appear to debate it & it wasn't discussed further.

Based on this detailed account from Sonoma, I'm inclined to believe him. Furthermore, this interaction was with a supervisor who is one of two of my primary contacts. He knows the job, who employs him etc. There would be no motivation from Sonoma to claim they were employed by the City.

Apologies this has gotten out of hand and is wasting City time and resources. We would like to make this right with our neighbor and propose restoring the landscaping. A Google picture from 2022 is below. The prior landscaping is a bit of an organized mess of ground cover, I'm confident we can come to an agreement with the homeowner on restoration.

Thanks,

Josh Voit
Roosevelt Holdings, LLC
(630) 442-8825 cell

<image.png>

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I am sending you a rather lengthy email chain regarding the interactions we have had with this resident, and I have removed their name, emails and contact information to provide you the basis for and the latest issue.

From the City perspective, we cannot allow for a contractor not working for the City state to a resident that they are. I need you to discuss this with Sonoma Construction, and determine how best to correct his mis-statement. Also, the project team should be aware that there is at least one unhappy neighbor to your project:

01/08

Hello:

That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

I would still like to meet with you, Rich, and at least one of my aldermen (I assume that would be Dean, he has been very good about communication) here, so I can show you the destruction. I would like a definitive idea of what parts of the property aren't worth fixing (Sonoma said they would return to run power lines from the new pole at some point - more destruction), so I know exactly what you all control and what I have left to me. Finally, if the Roosevelt is this much of a mess, can you imagine the construction of a six story apartment block on the Mill Race lot?

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There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

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by Landers) 12 feet of the street. I had been told recently it was 6, and then told by the myriad of different workers I have met in the past several days that it is 6 feet from where the cables hang, which is about 12 (who knew?).

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Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Ken Lusian <k.lusian@horizondbm.com>
Sent: Thursday, January 08, 2026 10:55 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Josh Voit <jvoit@gmail.com>; Mark Engel <m.engel@horizondbm.com>
Subject: Roosevelt Utility Work Resident Complaint

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Good morning Rich,

Sorry to hear about the complaints received from residents related to ROW utility work for the Roosevelt project. Please forward any information you're able to share so we can assist in addressing any issues.

Thank You,

We've Moved! Please note our new address below.

Ken Lusian

Project Manager

HORIZON CONSTRUCTION GROUP, INC.

2810 Walton Commons Ln, Madison, WI 53718

E-mail: k.lusian@horizondbm.com | Website: www.horizondbm.com

Cell: 608-640-7343

<image001.png>

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The City of Geneva, Illinois Since 1835

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Josh Voit
Sent: Friday, January 09, 2026 12:16:58 PM
To: Babica, Rich
Cc: Steve Chirico; Landers, Nate; Voigt, Alex
Subject: Re: Roosevelt Utility Work Resident Complaint

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Understood. We'll wait for further direction.

Thanks,

Josh

On Jan 9, 2026, at 11:45?AM, Babica, Rich <rbabica@geneva.il.us> wrote:

?

Your offer is greatly appreciated by the City. The Mayor is reaching out to the resident and we are waiting to hear how they wish to proceed.

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000)
rbabica@geneva.il.us

From: Josh Voit <jsvoit@gmail.com>
Sent: Friday, January 09, 2026 11:25 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Steve Chirico <stevechirico@gmail.com>
Subject: Re: Roosevelt Utility Work Resident Complaint

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Josh
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<image.png>

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12/22

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Sincerely,

Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: 630.232.0000.

rbabica@geneva.il.us

From: Ken Lusian <k.lusian@horizondbm.com>

Sent: Thursday, January 08, 2026 10:55 AM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Josh Voit <jsvoit@gmail.com>; Mark Engel <m.engel@horizondbm.com>

Subject: Roosevelt Utility Work Resident Complaint

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Good morning Rich,

Sorry to hear about the complaints received from residents related to ROW utility work for the Roosevelt project. Please forward any information you're able to share so we can assist in addressing any issues.

Thank You,

We've Moved! Please note our new address below.

Ken Lusian

Project Manager

HORIZON CONSTRUCTION GROUP, INC.

2810 Walton Commons Ln, Madison, WI 53718

E-mail: k.lusian@horizondbm.com | Website: www.horizondbm.com

Cell: 608-640-7343

<image001.png>

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The City of Geneva, Illinois Since 1835

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From: Babica, Rich
Sent: Thursday, January 08, 2026 11:07:54 AM
To: 'Ken Lusian'
Cc: Josh Voit; Mark Engel
Subject: RE: Roosevelt Utility Work Resident Complaint

I am sending you a rather lengthy email chain regarding the interactions we have had with this resident, and I have removed their name, emails and contact information to provide you the basis for and the latest issue.

From the City perspective, we cannot allow for a contractor not working for the City state to a resident that they are. I need you to discuss this with Sonoma Construction, and determine how best to correct his mis-statement. Also, the project team should be aware that there is at least one unhappy neighbor to your project:

01/08

Hello:
That was a lot. I am not sure what my takeaway is supposed to be. I guess you are telling me the city failed in a number of its responsibilities to a resident/taxpayer/property owner that has striven for 25 years to maintain that property and a small greenspace, and what? Dean Kilburg said that you and he would come and talk with me, face-to-face (it was in the email), will that happen? I have recorded the events (including the gas main break - which you don't address - the Sonoma guys told me they were given inadequate maps..) in pictures of the area; it is now a serious mess. I know that after this kind of thing the city usually just levels the ground and throws grass seed. Worthless. It means that I get to do the recovery work. Also, I have spoken with most of the contractors, especially several of the men from Sonoma Underground (who were, they told me, contracted by Geneva Electric/Power - they were all very cordial, btw.). When I told them about the city's treatment of me and the property, they rolled their eyes and said "this always happens, cities don't care and do as they want..." A damning indictment.

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01/08

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Your emails have expressed your frustrations with the construction inconveniences and disruptions you have encountered at your home.

There are multiple projects underway in the area, and I understand how the overlapping of these projects contributed to that frustration.

These projects include the East State Street (IL RT 38) Reconstruction Project, the Roosevelt Development and the Honeybird Chicken Shack remodel. These three projects are all underway simultaneously and all less than 1000 feet from your home. Of these projects the second and third projects are private development projects that require various improvements to the utilities that serve them. The Roosevelt Project has perhaps the greatest impact as this development required new electric service which is connecting to the City utility pole located on Oak Street in the Right of Way (ROW) to the front of your home. This work is being completed by contractors employed by the Roosevelt Project to extend electric service from the transformer bank on that pole east to Oak and then north to their site. This work, as well as the new water, drainage and sanitary services were designed and permitted by the City to be installed by the developer over the course of the project review process completed by staff, consultants and City Council in accordance with the City Code.

In your emails, you reference that you were not notified that this work would be ongoing in the ROW adjacent to your property. You are correct. When the City undertakes a project, we notify the adjacent properties of the work to not only inform them of the project, but to coordinate any special needs. When the City reviews and permits other utility installation (such as AT&T, Comcast or others), we also require them to notify the properties in the construction zone of the project and anticipated schedules. With your email, the realization became evident that this was not being undertaken when redevelopment projects were installing improvements off-site from their construction project. Most redevelopment projects, such as the Honeybird Chicken Shack remodel, the construction and utility impacts are often limited within the immediate property, and so this results with disruptions within the immediate project site. What you have brought to our attention is that when the improvements extend off-site, that there is a significant potential for lack of information being relayed to those adjacent properties of why, what, and when to expect any potential disruptions.

With that realization, the City can review our processes and determine how we can address this to limit the likelihood of future disruptions to the community.

Unfortunately, that does not do much to address easing your frustrations. Hopefully, this email will ensure that your concerns were heard, were reviewed and will be addressed to reduce such an occurrence again.

Sincerely,

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01/02

Hello:

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I would love someone from the city to come and look at this with me and explain how it is safe and why it is ok (maybe Rich this time, vs Nate, since he clearly expressed no concern?). Or maybe a member of the city council for this new part of the 3rd Ward? I can send along pics with audio if you like, I have taken a bunch.
Sincerely,

12/25

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Things to note:

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However, I do appreciate that you contacted me - you are the only person with the city to do so in a civil manner (or at all).

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Rich and/or Nate:

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City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000).
rbabica@geneva.il.us

From: Ken Lusian <k.lusian@horizondbm.com>
Sent: Thursday, January 08, 2026 10:55 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Josh Voit <jsvoit@gmail.com>; Mark Engel <m.engel@horizondbm.com>
Subject: Roosevelt Utility Work Resident Complaint

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Good morning Rich,

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Thank You,
We've Moved! Please note our new address below.
Ken Lusian
Project Manager
HORIZON CONSTRUCTION GROUP, INC.
2810 Walton Commons Ln, Madison, WI 53718
E-mail: k.lusian@horizondbm.com | Website: www.horizondbm.com
Cell: 608-640-7343



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From: Babica, Rich
Sent: Friday, January 09, 2026 11:45:56 AM
To: 'Josh Voit'
Cc: Steve Chirico; Landers, Nate; Voigt, Alex
Subject: RE: Roosevelt Utility Work Resident Complaint

Your offer is greatly appreciated by the City. The Mayor is reaching out to the resident and we are waiting to hear how they wish to proceed.

Rich Babica

Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000),
rbabica@geneva.il.us

From: Josh Voit <jsvoit@gmail.com>
Sent: Friday, January 09, 2026 11:25 AM
To: Babica, Rich <rbabica@geneva.il.us>
Cc: Steve Chirico <stevechirico@gmail.com>
Subject: Re: Roosevelt Utility Work Resident Complaint

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Hi Rich -

Following up on this. We are happy to meet with the homeowner to work something out. Let us know what you think the best approach is.

Thanks,

Josh
(630) 442-8825 cell

On Jan 8, 2026, at 12:15?PM, Josh Voit <jsvoit@gmail.com> wrote:

?

Hi Rich -

I spoke to the project manager from Sonoma who was onsite during the gas leak. He personally spoke to the homeowner and said the homeowner did express frustration that the City did not contact him about this work and implied that Sonoma was working for the City. The project manager corrected him and explained the situation, specifically explaining (a) Sonoma was not employed by the City (b) the work was related to The Roosevelt development and (c) Sonoma was employed by us, a private developer. My project manager said he remembers this interaction very clearly, the homeowner assumed this was City work which prompted Sonoma to explain. The homeowner accepted this response, he didn't appear to debate it & it wasn't discussed further.

Based on this detailed account from Sonoma, I'm inclined to believe him. Furthermore, this interaction was with a supervisor who is one of two of my primary contacts. He knows the job, who employs him etc. There would be no motivation from Sonoma to claim they were employed by the City.

Apologies this has gotten out of hand and is wasting City time and resources. We would like to make this right with our neighbor and propose restoring the landscaping. A Google picture from 2022 is below. The prior landscaping is a bit of an organized mess of ground cover, I'm confident we can come to an agreement with the homeowner on restoration.

Thanks,

Josh Voit
Roosevelt Holdings, LLC
(630) 442-8825 cell

<image.png>

On Thu, Jan 8, 2026 at 11:07?AM Babica, Rich <rbabica@geneva.il.us> wrote:

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Rich Babica

Director of Public Works

City of Geneva, Illinois

Geneva Public Works Department
1800 South Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000)

rbabica@geneva.il.us

From: Ken Lusian <k.lusian@horizondbm.com>

Sent: Thursday, January 08, 2026 10:55 AM

To: Babica, Rich <rbabica@geneva.il.us>

Cc: Josh Voit <jvoit@gmail.com>; Mark Engel <m.engel@horizondbm.com>

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Thank You,

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Ken Lusian

Project Manager

HORIZON CONSTRUCTION GROUP, INC.

2810 Walton Commons Ln, Madison, WI 53718

E-mail: k.lusian@horizondbm.com | Website: www.horizondbm.com

Cell: 608-640-7343

<image001.png>

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The City of Geneva, Illinois Since 1835

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 Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Tuesday, December 16, 2025 12:27:04 PM
To: 'Joe Stephano'
Subject: RE: Save the Blacksmith shop

Hello,

Thank you for your message. The City and Historic Preservation Commission appreciate all input from residents.

Your message will be included in the online post for review today. Your email will be removed for your privacy.

Thank you again,

Emily Stood
Preservation Planner

-----Original Message-----

From: Joe Stephano
Sent: Tuesday, December 16, 2025 12:03 PM
To: Stood, Emily
Subject: Save the Blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Save the Blacksmith shop. I go by there daily and appreciate its rustic essence. Shodeen is intentionally not maintaining it so it will crumble. Millrace inn was able to incorporate it into their building. Why can't Shodeen?
Sent from my iPhone
Joe Stephano

From: VanGyseghem, Bob
Sent: Monday, December 22, 2025 9:59:20 AM
To: Huggins, Jake
Subject: RE: Service line Material Notifications

Jake,

I went though the lead list and it looks good. On my copy attached, I removed those that were sent letters in 2025. Can you work on getting these letters out? PW has a machine to fold the letters. You just need to add the date on the letter. Cam can print out the address labels. What do you need from me?

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)
bvangyseghem@geneva.il.us

From: Huggins, Jake <jhuggins@geneva.il.us>
Sent: Monday, December 22, 2025 8:28 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Subject: Service line Material Notifications

Bob,

I know mike worked hard last week to clean up some of the service line material list in GIS and he did make a dent in it.

Lead is down to 430
Galv. Is down to 109
And unknown is 1089

Attached is the separate filters I applied to come up with that. How would you like for me to proceed with this to get it mailed out to avoid a violation.

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois

Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)
jhuggins@geneva.il.us

From: VanGyseghem, Bob
Sent: Monday, December 22, 2025 2:08:44 PM
To: Huggins, Jake
Subject: RE: Service line Material Notifications

Galvanized list good to go.

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
bvangyseghem@geneva.il.us

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Sent: Monday, December 22, 2025 8:28 AM
To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>
Subject: Service line Material Notifications

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Jake Huggins

Water Treatment Operator

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
jhuggins@geneva.il.us

From: VanGyseghem, Bob
Sent: Tuesday, December 23, 2025 8:14:00 AM
To: Huggins, Jake
Subject: RE: Service line Material Notifications

Here is the unknown.

Thanks

Bob VanGyseghem

Superintendent of Water/WW

City of Geneva, Illinois

Geneva Public Works Department, Water Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

bvangyseghem@geneva.il.us

From: Huggins, Jake <jhuggins@geneva.il.us>

Sent: Monday, December 22, 2025 8:28 AM

To: VanGyseghem, Bob <bvangyseghem@geneva.il.us>

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Jake Huggins

Water Treatment Operator

City of Geneva, Illinois

Geneva Public Works Department, Water Division

1800 South Street, Geneva, IL 60134

Desk: [630.232.1551](tel:630.232.1551)

jhuggins@geneva.il.us

From: Stood, Emily
Sent: Monday, December 01, 2025 2:49:23 PM
To: 'John Martin'
Subject: RE: Shodeen Blacksmith Shop Demolition Request

Hello John,

Thank you for your letter. It will be added to the public record for the upcoming meeting for the commission's review.

Have a good day,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: John Martin <johnmartin1119@gmail.com>
Sent: Monday, December 1, 2025 1:18 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Fwd: Shodeen Blacksmith Shop Demolition Request

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----- Forwarded message -----

From: John Martin <johnmartin1119@gmail.com>
Date: Mon, Dec 1, 2025 at 12:18?PM
Subject: Shodeen Blacksmith Shop Demolition Request
To: <preservation@geneva.il.co>

To: Historic Preservation Commission
From: John Martin, 1017 Brigham Way, Geneva, Illinois

Members of the Commission:

I am unable to attend the December 16th meeting and am submitting this letter in support of the Shodeen petition to demolish the Mill Race blacksmith shop.

By way of introduction, my wife Jane and I have lived in Geneva for over 50 years and are both supporters of the Commission's efforts to constructively preserve and protect our community's architectural heritage. I have had the privilege of serving on the City's Plan Commission, Zoning Commission and Affordable Housing Committee. Additionally, I served two terms on the County Board, have been involved in many of the City's volunteer organizations and have a deep respect and love for this community.

Cutting to the chase, I am in complete support of this structure's demolition. Remembering its only marginal utility when part of the Mill Race Inn, attempting to integrate this remnant of history into a new project, in my opinion is little more than a fool's errand. Constructive re-use, such as the Pure Oil stations conversion into a bank drive-thru, leaves history visible and preserved. Embedding this structure into the walls of new construction, will preserve no truly visible architecture and be a waste of money and effort.

Cognizant of the fact that demolition is a difficult decision for a "preservation" commission I nonetheless respectfully urge that this body realistically and constructively grant the petition.

John Martin

From: Voigt, Alex
Sent: Tuesday, December 16, 2025 3:59:06 PM
To: 'Estela Saldivar'
Subject: RE: Shodeen Family Foundation //HPC Meeting

Thank you!

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.940.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Estela Saldivar <reception@gaido-fintzen.com>
Sent: Tuesday, December 16, 2025 3:57 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Shodeen Family Foundation //HPC Meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Please see attached from Ron Sandack.

Thank you,

Estela Saldivar
Assistant Manager

GAIDO & FINTZEN

New Chicago Office address: 20 South Clark Street, Suite 510, Chicago, IL 60603
P: 312.346.7855 | F: 312.346.8317 | E: esaldivar@gaido-fintzen.com

www.gaido-fintzen.com

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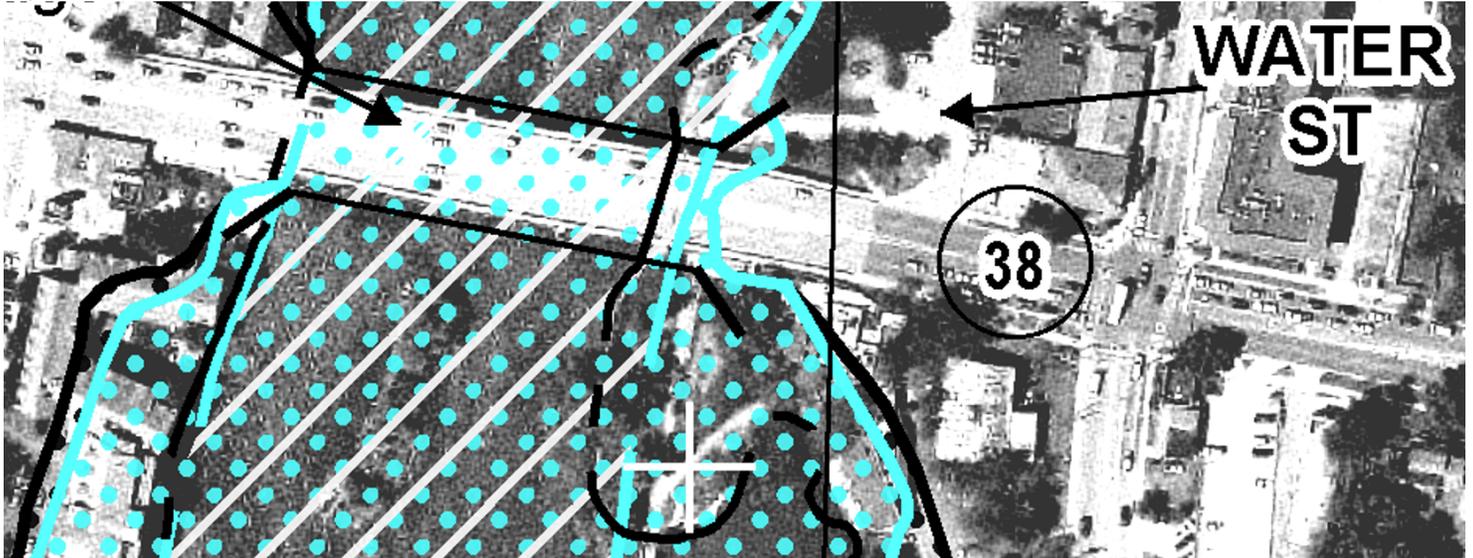
From: Davids, Brian
Sent: Monday, January 12, 2026 2:30:14 PM
To: Buesing, Matthew; DeGroot, David
Cc: Landers, Nate; Babica, Rich; Byrne, Brian
Subject: RE: Small Group Development Staff Meeting - Jan. 13, 2026

Reference items for discussion tomorrow.

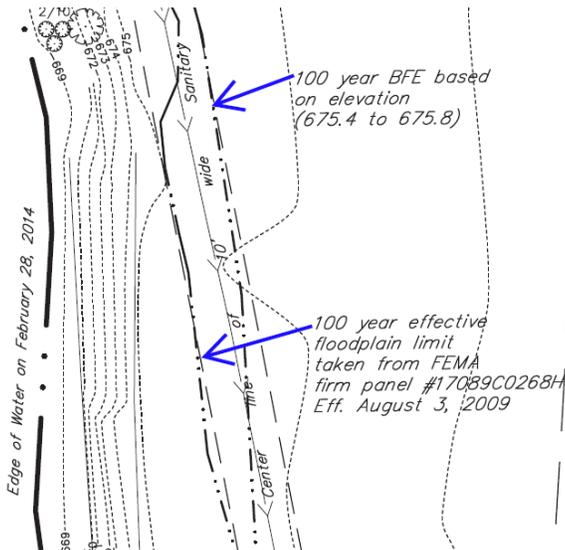
Please see attached items:

1. 2025 Floodplain Submittal for demolition of gazebo on site
2. WBK Review Comments
3. [FEMA NFHL FIRMette](#)
4. [FEMA FIRM Panel](#) (Flood Insurance Rate Map) ([this separate link](#) is a higher quality download, not hosted)
5. [KC Stormwater Ordinance](#)
6. [USACE FAQs](#)

As you can see in the below FIRM snip, the building in question lies along the boundary of Zone AE (1% annual flood chance, or 'floodplain', with a known base flood elevation):



Were I consulting for this client, my opinion would be that this map is too high level to confirm that this is actually inside of the floodplain and recommend that they get it surveyed to confirm elevations. Luckily for us, the applicant has already done that. Please see below snip showing the line labels as well as the lines overlapping the building, confirming for us that not only is it inside of the floodplain as geometrically defined by the FIRM, but also is inside of it based on the elevations found by survey:



(yellow highlight mine)

Good morning,

Please see the attached agenda and packet for next Tuesday's small group development staff meeting. We will have a group joining us at 9:30 am to discuss a new tenant buildout and proposed rail extension at 2088 Geneva Drive.

If there are any questions or concerns, just let me know.

Thanks,

Matt Buesing

City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4303](tel:4303)

mbuesing@geneva.il.us

From: Collins, Heather
Sent: Friday, January 09, 2026 2:29:31 PM
To: Malkosky, Jessie; Hillquist, Kim
Cc: Buesing, Matthew; Milewski, Jennifer; DeGroot, David; DeGrace, Michael
Subject: RE: Solar Text Amendment & Special Use Checks

Thanks for the information, Jessie. I have attached the Stormwater and Hearing spreadsheets. We can go through those spreadsheets next week and Finance can make adjustments if there are errors. I have also attached Kim's outstanding invoice listing. These are items that she has billed, but have not been paid. I am also going to pull Mike into the process so that he can keep Finance up-to-date.

Here are the items I was hoping we could discuss on Monday.

- Check handling process
- Project code creation process
- Monthly items Finance to provide to Planning
 - Stormwater spreadsheet
 - Hearing spreadsheet
 - Outstanding Accounts Receivable invoices
- Monthly items requested from Planning
 - Which projects can be closed out?
 - If a project is over their deposit, should we bill them the overage plus another deposit?
 - Are there any errors noted in the monthly reports?

Thanks so much!

Heather Collins
Accounting Supervisor

City of Geneva, Illinois
Finance Department
15 South First Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000), [4104](tel:630.232.0000)
hcollins@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Thursday, January 8, 2026 1:48 PM
To: Collins, Heather <hcollins@geneva.il.us>; Hillquist, Kim <KimHillquist@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Milewski, Jennifer <jmilewski@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: Solar Text Amendment & Special Use Checks

Hi Heather,

Thank you very much! I'll set up a meeting for us. As for the project number, I create a new project number when I fill out the Check Receipt Form on our end, because I need to write it in the top right corner of that sheet. I know whether I need a hearing deposit (and) stormwater deposit at that same time, though I have not always told you guys that early. I just made a draft edit of the Check Receipt Form that would show the certain type(s) of deposits which I would need you guys to make numbers for. Let me know if it makes sense or if you like it.

Thanks,

Jessie Malkosky
Assistant City Planner

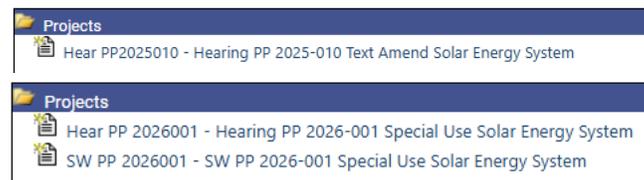
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.0000)
jmalkosky@geneva.il.us

From: Collins, Heather <hcollins@geneva.il.us>
Sent: Thursday, January 8, 2026 12:45 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>; Hillquist, Kim <KimHillquist@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Milewski, Jennifer <jmilewski@geneva.il.us>
Subject: RE: Solar Text Amendment & Special Use Checks

Jessie,

I have entered in both of the checks and created the project codes. I'll have the deposit accounts for you by tomorrow.

Can we setup a time next week to discuss the balances and process? I can see where we are getting tripped up on our side and I will discuss some changes with Jen and Kim. Also, at what point in the project do you know that you need a new project number? It seems that is the holdup for entering in the invoices and the checks.



Thanks,
Heather Collins
Accounting Supervisor

City of Geneva, Illinois

Finance Department
15 South First Street, Geneva, Illinois 60134

Desk: [630.232.0000](tel:630.232.0000), [4104](tel:4104)

hcollins@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>

Sent: Thursday, January 8, 2026 11:56 AM

To: Hillquist, Kim <KimHillquist@geneva.il.us>

Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>

Subject: RE: Solar Text Amendment & Special Use Checks

Hello Kim,

I just checked the two solar planning projects in New World (2025-00000010 & 2026-00000001) and I see the checks have not been inputted yet. I would like the checks to be inputted by tomorrow and their hearing / stormwater deposits created (more of a Heather question) so I can process a backlog of invoices for one of the projects.

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

From: Malkosky, Jessie

Sent: Tuesday, January 6, 2026 3:26 PM

To: Hillquist, Kim <KimHillquist@geneva.il.us>

Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Collins, Heather <hcollins@geneva.il.us>

Subject: Solar Text Amendment & Special Use Checks

Hi Kim,

Would you mind letting us know when you have inputted the checks I dropped off today into NewWorld? Additionally, would you mind touching base with Heather to let me know when the hearing deposits and singular stormwater deposit (for the special use) have been created?

Thanks,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:4302)

jmalkosky@geneva.il.us

From: Malecki, William
Sent: Tuesday, December 30, 2025 11:02:05 AM
To: Voigt, Alex
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Who best to talk to for more detail about this?

"The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship."

-Billy

William Malecki
Aldersperson 1st Ward
City of Geneva
Phone: (630) 232-0000, ext. 4002

Mobile: (630) 841-2742

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58:04 AM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: DeGroot, David
Sent: Monday, December 29, 2025 9:33:50 AM
To: Voigt, Alex; Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good morning,

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)

ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>

Sent: Sunday, December 28, 2025 6:45 PM

To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>

Subject: FW: Special City Council Meeting - Monday, January 12, 2026

FYI...

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Reinecke, Mark <mreinecke@geneva.il.us>

Sent: Sunday, December 28, 2025 2:52 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Subject: Re: Special City Council Meeting - Monday, January 12, 2026

Hi Alex,

I've had a chance to review the attached files and have a question. The Shodeens had Altus Works complete a Mill Race Assessment Report outlining the development of the Blacksmith Shop. The report summary states that it will support "an adaptive reuse of historic Mill Race to serve as an office or retail space." It would "preserve and repair historic building elements while incorporating new elements that are sympathetic to existing building fabric." It included rebuilt masonry and steel supports, as well as mechanical, electrical, and plumbing. The total cost of design and construction was estimated to be \$ 1,461,849. Why have they walked away from this plan? Are there things that might be done to induce them to reconsider it? This would seem to be a sensible path forward. What are your thoughts?

Thanks very much,

Mark

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03:23 AM

To: Voigt, Alex

Cc: Fornari, Jeanne

Subject: Special City Council Meeting - Monday, January 12, 2026

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Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois

City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

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To: Voigt, Alex; Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

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David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4301](tel:630.232.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Sunday, December 28, 2025 6:45 PM
To: Burns, Kevin <kburns@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

FYI...

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Reinecke, Mark <mreinecke@geneva.il.us>
Sent: Sunday, December 28, 2025 2:52 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

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Thanks very much,

Mark

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Sent: Tuesday, December 23, 2025 10:03:23 AM
To: Voigt, Alex
Cc: Fornari, Jeanne
Subject: Special City Council Meeting - Monday, January 12, 2026

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Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

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Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

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Sent: Tuesday, December 30, 2025 10:58:04 AM
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Subject: RE: Special City Council Meeting - Monday, January 12, 2026

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From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:39:52 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

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avoigt@geneva.il.us

From: DeGroot, David
Sent: Tuesday, December 30, 2025 1:29:54 PM
To: Voigt, Alex
Cc: Stood, Emily; Burns, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Will do.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4301](tel:630.232.0000.4301)
ddegroot@geneva.il.us

From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:43 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Stood, Emily <estood@geneva.il.us>; Burns, Kevin <kburns@geneva.il.us>
Subject: FW: Special City Council Meeting - Monday, January 12, 2026

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From: Malecki, William <wmalecki@geneva.il.us>
Sent: Tuesday, December 30, 2025 11:02 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: Re: Special City Council Meeting - Monday, January 12, 2026

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-Billy

William Malecki

Aldersperson 1st Ward

City of Geneva

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From: Stood, Emily
Sent: Tuesday, December 30, 2025 2:05:28 PM
To: DeGroot, David
Cc: Malkosky, Jessie; Buelsing, Matthew; Stahr, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Since Jessie is out Matt just helped me get it posted. K*, do we want to send out a newsflash since an additional document has been posted?

Sorry for missing that originally.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.0000)
estood@geneva.il.us

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, December 30, 2025 1:13 PM
To: Stood, Emily <estood@geneva.il.us>
Cc: Malkosky, Jessie <jmalkosky@geneva.il.us>
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Good afternoon,

The staff report for 4 E State Street states that the Resolution 2019-73 is attached, but it was not and is not on the Development Projects page. Can we please correct this?

Thanks!

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City Administrator's Office

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)

Mobile: [630.940.5775](tel:630.940.5775)

avoigt@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 30, 2025 2:05:28 PM
To: DeGroot, David
Cc: Malkosky, Jessie; Buensing, Matthew; Stahr, Kevin
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

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From: Voigt, Alex <avoigt@geneva.il.us>
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
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avoigt@geneva.il.us

From: Voigt, Alex

Sent: Tuesday, December 23, 2025 10:03 AM

To: Voigt, Alex <avoigt@geneva.il.us>

Cc: Fornari, Jeanne <jfornari@geneva.il.us>

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From: DeGroot, David
Sent: Tuesday, December 30, 2025 3:31:32 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

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To: Voigt, Alex
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Good Afternoon City Council:

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On December 16th the Historic Preservation Commission unanimously voted to deny the demolition of the historic landmark located at 4 E State Street. On December 17th the applicant requested an appeal of the decision. The ordinance requires that the appeal be considered by the City Council within 30 days. A special City Council meeting will be held on January 12th where both the applicant and the historic preservation commission will have the right to be heard. A reversal or modification of the commission's determination requires not less than 2/3 of the alderpersons holding office.

Information on the case can be found on the [development projects page](#) and in the [agenda center](#).

Please do not hesitate to reach out with any questions.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 3:54:44 PM
To: Voigt, Alex
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Afternoon City Council:

Attached please find two additional documents related to the Special City Council on 1/12/26.

Thank you,

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 12:40 PM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Attached is Resolution 2019-73, which is referenced in the meeting packet (linked below) but not attached.

Thank you,

Alex

Alex Voigt

City Administrator

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Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 30, 2025 10:58 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Subject: RE: Special City Council Meeting - Monday, January 12, 2026

Good Morning Mayor & City Council (bcc'd):

I have received questions regarding 4 E. State Street from various Council members. As is the practice, I am providing the answers to the entire City Council.

Previous meeting dates regarding 4 E. State Street:

Please see page 2 of the staff report (page 21 of [this meeting packet](#)) for a summary of prior meetings including the landmark nomination, charrette, landmark boundary amendment, and demolition request.

Previous discussions about integrating the structure into future projects:

The short answer is that Shodeen was presenting this information to support their previous request for demolition, claiming that they met standard 3 and that the "retention of the structure would cause the owner undue economic hardship". The plan to adaptively reuse the structure was submitted with a detailed proforma to show the high cost per square foot to bring the building to a habitable condition and the low return on that investment. The HPC and CC denied demolition based on economic hardship because the applicant did not factor in that the structure as part of a larger redevelopment site where TIF assistance is needed, and concluded (with the help of a 3rd party consultant review the proforma) that preserving the structure as part of a larger redevelopment site with TIF assistance would not cause undue economic hardship.

Thank you, wishing you all a safe and Happy New Year!

Alex

Alex Voigt

City Administrator

City of Geneva, Illinois
City Administrator's Office
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Voigt, Alex
Sent: Tuesday, December 23, 2025 10:03 AM
To: Voigt, Alex <avoigt@geneva.il.us>
Cc: Fornari, Jeanne <jfornari@geneva.il.us>
Subject: Special City Council Meeting - Monday, January 12, 2026

Good morning Mayor & City Council (bcc'd):

Please mark your calendars for a Special City Council Meeting on **Monday, January 12, 2026**. A summary of the meeting purpose has been provided below by Director DeGroot.

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Please do not hesitate to reach out with any questions.

Thank you,

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Alex Voigt
City Administrator

City of Geneva, Illinois
City Administrator's Office
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Desk: [630.232.0000](tel:630.232.0000), [4101](tel:630.232.4101)
Mobile: [630.940.5775](tel:630.940.5775)
avoigt@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 16, 2025 8:47:03 AM
To: 'Jeff Conforti'
Subject: RE: Stong Support for Demolition Permit for Blacksmith Shop

Hello,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents.

This message will be posted online with the other letters about the property for the review of the Commissioners. Emails and phone numbers will not be included in the post for your privacy.

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Jeff Conforti <jeff.conforti88@gmail.com>
Sent: Monday, December 15, 2025 4:49 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: Stong Support for Demolition Permit for Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Ms. Emily Stood,

I am contacting you to voice my firm support for granting the demolition permit for the landmarked limestone structure at 4 E. State Street, known as the blacksmith shop.

The property is an abandoned eyesore which holds zero appeal or functionality to the City of Geneva or it's residents. Please approve the demolition permit for the structure.

I have full confidence in Shodeen Development making sufficient improvements to the entire site including the razed Mill Race Inn. This charade that the city has placed against the citizens in Geneva has gone on for many years and the waste of tax payer dollars is Abhorrent.

If this project would of been approved in a timely fashion , the City of Geneva would of received tax dollars into the city coffers instead of the excessive spending fighting the project.

Regards,

Jeff Conforti
2559 Walnut Ave, Geneva, IL 60134

From: Tim Dreyer
Sent: Monday, December 15, 2025 12:18:52 PM
To: Stood, Emily
Subject: Re: SUBJECT: Support for Approving Demolition Of the Blacksmith Shop

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Emily,

Yes you have my permission. Thanks for checking with me

Regards,

Tim

On Mon, Dec 15, 2025 at 12:16?PM Stood, Emily <estood@geneva.il.us> wrote:

Hello,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents. With your permission, I will post this message online with the other letters about the property for the review of the Commissioners.

Thank you again,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Tim Dreyer <timdrey@gmail.com>

Sent: Monday, December 15, 2025 12:11 PM

To: Stood, Emily <estood@geneva.il.us>

Subject: SUBJECT: Support for Approving Demolition Of the Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

I'd like to register my support for approving the demolition permit for the structure at 4 E. State Street, aka the blacksmith shop.

The lot has been an eyesore for years now and after closely following the proceedings on this, there looks to be no financially reasonable solution the city has offered to preserve what is now nothing more than a dilapidated foundation.

If the city was so keen on preserving the site they should have done so years ago. So in my opinion, it is unfair to lay the burden of preservation at the feet of Shodeen when the city and the previous owners of the site were far more instrumental in the demise of the structure. I've lived in Geneva for over 27 years now and as much as I love how the city keeps its historical charm, I am 100% in favor of moving forward with demolition.

Thank you.

Sincerely,

Tim Dreyer

8 S. Greenwich Ln.

Geneva

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From: Stood, Emily
Sent: Monday, December 15, 2025 12:16:48 PM
To: 'Tim Dreyer'
Subject: RE: SUBJECT: Support for Approving Demolition Of the Blacksmith Shop

Hello,

Thank you for your message. The City and Historic Preservation Commission always appreciate input from Geneva residents. With your permission, I will post this message online with the other letters about the property for the review of the Commissioners.

Thank you again,

Emily Stood
Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:630.232.4310)
estood@geneva.il.us

From: Tim Dreyer <timdrey@gmail.com>
Sent: Monday, December 15, 2025 12:11 PM
To: Stood, Emily <estood@geneva.il.us>
Subject: SUBJECT: Support for Approving Demolition Of the Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,
I'd like to register my support for approving the demolition permit for the structure at 4 E. State Street, aka the blacksmith shop. The lot has been an eyesore for years now and after closely following the proceedings on this, there looks to be no financially reasonable solution the city has offered to preserve what is now nothing more than a dilapidated foundation.

If the city was so keen on preserving the site they should have done so years ago. So in my opinion, it is unfair to lay the burden of preservation at the feet of Shodeen when the city and the previous owners of the site were far more instrumental in the demise of the structure. I've lived in Geneva for over 27 years now and as much as I love how the city keeps its historical charm, I am 100% in favor of moving forward with demolition.

Thank you.
Sincerely,

Tim Dreyer
8 S. Greenwich Ln.
Geneva

From: Fagans-4
Sent: Friday, January 16, 2026 10:41:29 AM
To: Reinecke, Mark
Subject: Re: The Mill Race Property

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Mark,

Thank you for getting back to me. You are absolutely right that this is a solvable problem. Sometimes the City inadvertently gets in their own way by handcuffing the Aldermen.

Your understanding is also correct, you can only consider whether the HPC's vote was correct, but you are allowed to discuss anything that HPC was allowed to discuss at their meeting, whether or not they actually discussed it or not. Bringing the issue back for reconsideration would allow Aldermen time to reach out to Dave Rogers, Geneva's former Planning Commission Chairman and Wood Award winner, to ask him why in this instance he chose to write to HPC in support of demolition. They could reach out to Chris Aiston, Geneva's former Economic Development Director, and ask why he chose to write to HPC in support of demolition. The list of who's who in Geneva goes on with who reached out to HPC in support of demolition. There has to be a reason so many people that undeniably have Geneva's best interests at heart would come forward with their support.

The amendment that was voted on and passed last Monday should also allow Aldermen to ask what type of commemoration of the site would be acceptable to the City. The Shodeen Family has always been willing to discuss what can or cannot be saved and how best to commemorate the site, and the Aldermen have always been willing to listen. The interpretation of rules are making it difficult for you to do your job.

Bringing this issue up for a re-vote will give everyone time to ask a few more questions and keep the discussion going. At this time I'm not asking you to change your vote (but I will in time), I'm just asking you not to let the issue die right now. Please make the motion for reconsideration. There is absolutely no downside to at least ask.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

FAGANS
Incorporated

On Jan 13, 2026, at 8:59 PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

Dear Joe,

Thank you so much for your thoughtful note regarding last night's vote on the referendum. I'm always open to more discussion and to considering alternative ways of resolving issues. I'll share this with other members of the City Council to see if there is an interest in revisiting the vote. My understanding is that the issues you bring up, while important, would not have been appropriate to raise at this week's meeting. By statute, we could only consider the question of whether the HPC's vote was incorrect, and decide this based on one issue--Does demolition of the site serve the "best interests" of the "majority of the community?" Beyond this, the testimony had to be in the record of the HPC prior to their last vote. We were limited, then, in the questions we could ask and the information we could use to make a decision. That said, I believe there is a path forward that will enable development on the site to begin. I would be open to talking with the developers and members of the City Council about strategies that might be of help in accomplishing this. My approach is collaborative. This is a solvable problem.

Thank you again for your suggestion. I greatly appreciate it.

Very best to you,
Mark Reinecke

From: Fagans-4 <joestanton@fagansinc.com>
Sent: Tuesday, January 13, 2026 3:29:28 PM
To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Aldermen Malecki and Reinecke,

The City Code allows for any alderman from the prevailing side to ask for a re-vote. I am hoping you would consider making that motion and seconding it at the next meeting. I believe too much misinformation has worked its way into discussions.

First as an introduction. I have been a resident of Geneva for over 40 years and for fifteen years I attended, in person, every Committee of the Whole and City Council meeting. After COVID I've enjoyed the luxury of watching online from my couch. With the exception of the mayor, no one has attended or watched more meetings than I have. I point this out so you know this isn't a single issue complaint from an activist, it is a well informed opinion of someone who has worked to stay informed on the facts and that cares about Geneva.

Here are a few of my comments:

- This property is not in the Historic District. When the Shodeen's purchased the property, they could have applied for a demo permit and received it before anyone had a chance to comment. Instead, because they knew that there may be remnants of an historic structure inside the building they decided, at great expense to themselves, to expose the structure for inspection. After inspection they decided saving the structure "as is" was not practical. It was only then that a group of people moved to have the site landmarked behind their back. That never should have been allowed to happen. It was certainly an instance of "No good deed goes unpunished".

- It's claimed that the Shodeen's are committing "Demolition by Neglect". This is nonsense. The building is in the same shape that it was in when it was originally exposed.
- It's being ignored that the structure sits in a flood plain. Making use of the structure "as is" and where it is located would be a cost prohibitive and impractical endeavor.
- Opponents to demolition like to refer to it as the Blacksmith Shop. It's had many uses over the years, but they chose to call it that for impact. I believe it was also the site of bathrooms for the Mill Race Inn at one time.
- The Shodeen's have continually showed strong support of Historic Preservation. Geneva on the Dam, their corporate offices on First Street, The Herrington, The Creamery, Dodson Place are all impressive examples of their cooperation. But because in this instance they don't agree with saving the structure as is, they are made to be villains.
- It is often repeated "Show us a plan on how you can incorporate the structure and demolition will be approved". How many tens of thousands of dollars in drawings would have to be presented to get this done? It's like saying I don't know what I want from you, but I'll know when I see it. What they are offering is what you want. They have always been willing to incorporate or pay homage to the history if given the chance.
- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@fagansinc.com

<FagansIncLogo.png>

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*Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.
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From: Reinecke, Mark
Sent: Friday, January 16, 2026 12:39:42 PM
To: Fagans-4
Subject: Re: The Mill Race Property

Dear Joe,

Thanks for your note. You're raising important points and are asking all the right questions. I'd like to talk with Dave, and hope to talk with Chris in the near future. I'd also look forward to talking with Dave and Shodeen representatives. I'm interested in their perspectives and in working together to move through the impasse. There's a solution to be found.

Thanks again,

Mark

From: Fagans-4 <joestanton@fagansinc.com>
Sent: Friday, January 16, 2026 10:41:29 AM
To: Reinecke, Mark
Subject: Re: The Mill Race Property

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Hi Mark,

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[Cell: 630.205.6822](tel:630.205.6822)
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FAGANS
INCORPORATED

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Very best to you,
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Sent: Tuesday, January 13, 2026 3:29:28 PM

To: Malecki, William; Reinecke, Mark
Subject: [THIS EMAIL MAY BE SPAM] The Mill Race Property

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- Many letters and emails were sent to HPC in support of saving the structure, but more than half were not from Geneva residents. Three times that amount were sent supporting demolition. Those supporting demolition include a former Planning Commissioner, the former Chairman of the Planning Commission, a former Alderman, the former Economic Development Director of Geneva, two Wood Award winners, etc. These are not activists with a single propose, these are residents that care about Geneva.
- Please consider bringing this back up for additional discussion. Asking for a re-vote doesn't mean you have changed your mind. It only means you are willing to listen.

Joe

Joe Stanton
Fagans Incorporated

202 Campbell Street, Suite 1A
Geneva, Illinois 60134
[Office: 630.208.0319](tel:630.208.0319)
[Cell: 630.205.6822](tel:630.205.6822)
joestanton@faqansinc.com

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Please do not print this email unless it is absolutely necessary.

From: Stood, Emily
Sent: Tuesday, December 16, 2025 1:18:07 PM
To: Malkosky, Jessie
Subject: RE: Updated Public Comments

Since they're still coming in I'm just going to keep updating this doc until you're out of your meeting and able to post! Attached is an updated version with three more letters.

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 16, 2025 12:33 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Updated Public Comments

Hi,

Attached is the updated public comments as of right now to post online. Let me know when you do and I can update the commissioners and applicant.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)
estood@geneva.il.us

From: Reinecke, Mark
Sent: Sunday, January 11, 2026 8:36:35 PM
To: Karen Lando
Subject: Re: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

Dear Karen,

Thank you so much for your thoughtful note in support of preserving the Blacksmith Shop on the Fox River. I greatly appreciate your years of good work in preserving historic buildings in the area and your perspectives on this important decision.

Have a great week.

Very best to you,

Mark

From: Karen Lando <karenlando@yahoo.com>
Sent: Sunday, January 11, 2026 6:12:11 PM
To: Burns, Kevin
Cc: Bowring, Anaïs; Malecki, William; Marks, Richard; Kosirog, Brad; Furnish, Larry; Kilburg, Dean; Paschke, Martha; Mayer, Amy; Reinecke, Mark; Palmquist, Jeff
Subject: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mayor Burns and Aldermen,

In 1983 my husband and I moved our family to Geneva. After only one visit we knew it was exactly where we wanted to raise our children. We never once regretted our decision. Geneva was a dream come true small town. The Fox River, tree lined streets, train, wonderful shops, a great school system, and very important to us, it was dotted with history throughout the town. Every one of my friends and neighbors feels the same way. We all chose Geneva.

Geneva can continue on its plan for growth without removing its history.

The Alexander Blacksmith Shop is an essential part of the towns history.

It's well documented that Kent Shodeen said he would incorporate the shop in whatever he was allowed to build on the Mill Race property. He adaptively reused Community Hospital, The Rock Springs Creamery and Pump House.

There is no reason why the Blacksmith Shop can't be reused.

The Shodeen Group claims its condition is too severe. That responsibility is a direct result of them not doing one thing to protect it since the Mill Race in was demolished.

They have the means and the opportunity to right this wrong and keep their promise to the City and its residents. They also have the means to pay the fines they have incurred on the property.

I'm very concerned an unfortunate precedent will be set for future developers here if the Shodeen Family is allowed to renege on their original commitment, and the monetary obligations with seemingly no regard for Geneva and the residents.

From: Karen Lando
Sent: Monday, January 12, 2026 5:23:07 AM
To: Reinecke, Mark
Subject: Re: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mark,
Thank you so much for your kind response to my letter.

I'm quite embarrassed. You may have heard me screaming just after I sent it. I accidentally pushed "send" rather than "print". I wanted to proofread a hard copy and write an appropriate closing!

Please forgive my faulty use of electronics.

Karen

Sent from my iPhone

On Jan 11, 2026, at 8:36?PM, Reinecke, Mark <mreinecke@geneva.il.us> wrote:

?
Dear Karen,

Thank you so much for your thoughtful note in support of preserving the Blacksmith Shop on the Fox River. I greatly appreciate your years of good work in preserving historic buildings in the area and your perspectives on this important decision.

Have a great week.

Very best to you,

Mark

From: Karen Lando <karenlando@yahoo.com>
Sent: Sunday, January 11, 2026 6:12:11 PM
To: Burns, Kevin
Cc: Bowring, Anaís; Malecki, William; Marks, Richard; Kosirog, Brad; Furnish, Larry; Kilburg, Dean; Paschke, Martha; Mayer, Amy; Reinecke, Mark; Palmquist, Jeff
Subject: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

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Dear Mayor Bums and Aldermen,

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The City of Geneva, Illinois Since 1835

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Visit our website or follow Geneva on Facebook, Twitter, Instagram, and YouTube.

Please do not print this email unless it is absolutely necessary.

From: Reinecke, Mark
Sent: Monday, January 12, 2026 3:52:07 PM
To: Karen Lando
Subject: Re: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

Hi Karen,

It's my pleasure. Thank you for your support of historic preservation here in Geneva. It's a calling and something future generations will greatly appreciate. Tonight is the vote. We'll soon see how this plays out.

Have a very good week,

Mark

From: Karen Lando <karenlando@yahoo.com>
Sent: Monday, January 12, 2026 5:23:07 AM
To: Reinecke, Mark
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Sent from my iPhone

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Have a great week.

Very best to you,

Mark

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Sent: Sunday, January 11, 2026 6:12:11 PM
To: Burns, Kevin
Cc: Bowring, Anaïs; Malecki, William; Marks, Richard; Kosirog, Brad; Furnish, Larry; Kilburg, Dean; Paschke, Martha; Mayer, Amy; Reinecke, Mark; Palmquist, Jeff
Subject: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

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Please do not print this email unless it is absolutely necessary.

From: Reinecke, Mark
Sent: Monday, January 12, 2026 3:40:36 PM
To: Erica Eysturlid
Subject: Re: vote no to petition to demolish historic Blacksmith shop

Dear Erica,

Thank you very much for your thoughtful note regarding this evening's vote on the Blacksmith Shop. I appreciate your comments and insights, and hope you will be able to join us this evening.

Very best to you,

Mark Reinecke

From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

"In its arguments in front of the HPC, the owner noted that a large number of letters supporting demolition had been submitted to the HPC and therefore met criterion four in 10-6-10-B of the city code, "The retention of a building, structure, object, improvement or site **is not in the best interest of the majority of the community.**" Nothing materially had changed in the demolition request since the owner's last request in 2023, according to the HPC, other than the [growing fine the owner is incurring for violating Geneva's building maintenance code](#). Furthermore, the HPC determined it was not the best body to determine what is in the best interest of the community. For these reasons, the HPC denied the demolition request."

Shodeen shot down in showdown: Judge affirms Geneva ruling on 1840s blac...

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There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

1. The good work of the HBC makes it clear that the Shodden/Patzelt have not been honest with Geneva for years. The company has changed, plans have been changed, *they have made no effort to pay their \$300K fine, even though there is a court order to do so*. I am confused as to why a public entity is allowed to disregard the law and why the local governing body allows this. Collected fines could be used to repair/save the structure. They made it clear at the last HBC meeting that they would not fix the building or pay the fines, as ordered. It seems clear their strategy is to win by petition or until the building falls down. Ignoring the law will pay off and set a clear and dangerous precedent.
2. The claim that the "majority of the community" sees the structure as needing to go was based on zero evidence. None could be produced at the HBC meeting. When asked about the "eye-sore" argument, that also fell flat as why weren't other vacant buildings (Campana, Little Owl) being demolished? This was an empty argument (although clearly some people would see it demolished.)
3. Why destroy this building/site when there is no clear offer of a plan for what will replace it? Will it come to sit vacant like the lot on the corner of Wilson and Washington in Batavia? The lot that once held a historic church and that was demolished for what? Bad or no planning dictates failure.
4. Historical structures having meaning in place. The historic house removed to make way for the "Roosevelt" on 38 is now a residence over on E. Side Dr. It has lost all meaning as a historical structure. Now the space and area it once occupied are ahistorical. Demolition of the Shop will accomplish the demolition of the area as a historical area, period. This, it seems, was not part of that original plan - Shodden himself (quoted in the Tribune in 2014) was supposedly dedicated to working with/preserving historical sites.
5. The Shodeen/Patzelt group has not pursued any available funding from historical societies. There are grants available from a number of resources that have been mentioned to this group at a previous HPC meeting *by representatives from the state historical entities*. These suggestions and resources have been blatantly ignored.
6. Why destroy a historical building and site if we have no idea what will replace it and if those plans will even move forward with IL State approval? It is on a floodplain, would require allowances for ingress and egress for two state highways, and no environmental impact study has been completed. Until these items

are completed, why is a "possible construction project" even being considered?

I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

Respectfully,
Erica Eysturid

From: Furnish, Larry
Sent: Tuesday, January 13, 2026 2:49:53 PM
To: Erica Eysturlid; Kilburg, Dean
Subject: Re: vote no to petition to demolish historic Blacksmith shop

Hi Erica

This is the only email that I have on this account. You mentioned that you text me also. I could not find any text messages . I would like you to resend the text to 6303637854.

I do respond to people in Geneva that reach out to my email or text. Some questions are directed to multiple people and if someone else sends the question to the responsible party, I usually do not duplicate the message. I also talk to people while out in the community.

I would be available to meet with you to talk about the Mill Race Inn or any other issues.

Thanks

Larry Furnish

From: Erica Eysturlid <eeysturlid@gmail.com>
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
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Respectfully,
Erica Eysturliid

From: Dave Patzelt
Sent: Wednesday, December 17, 2025 4:17:45 PM
To: DeGroot, David
Cc: Stood, Emily
Subject: Request for copy of the court reporters report

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

In advance of the City Council meeting, we respectfully request the court reporters copy of the 12/16/25 Historic Preservation Public Hearing

From: Elizabeth Safanda
Sent: Saturday, January 10, 2026 11:01:36 AM
To: Reinecke, Mark
Subject: Request for demolition

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

I strongly urge city council members to confirm the Dec 16 decision of Geneva's Historic Preservation Comm, denying the Shodeen corporation proposal to demolish the original blacksmith shop.

In his third application to get approval for demolition, the Corp has not presented any new factors that would override earlier decisions,

In 2014, the Chicago Tribune quoted Shodeen's intention to respect and retain the historic features of this site. Instead, he has defied the will of the community and the courts ---- and the end result may well be **demolition by neglect**.

If the demolition proposal is rejected (with your help), then the community can pursue creative options for future development of the site.

With gratitude for all the time and energy you devote to community issues:

Liz Safanda
630-853-1765

From: DeGroot, David
Sent: Thursday, January 08, 2026 4:21:17 PM
To: 'Dave Patzelt'
Subject: Rescheduling of tomorrow's call

Good afternoon Dave,

Our apologies, but are you able to reschedule tomorrow's call from 1 pm to 3 pm?

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=0180885D84D0442BBD054A343EED9325-MUNCI
Sent: Monday, January 12, 2026 3:02:40 PM
To: Collins, Heather
Cc: Hillquist, Kim; DeGrace, Michael; Buesing, Matthew
Subject: Reviewing Open Hearing Deposits

Hi Heather,

Please see only the first page of this document. I made the font red for all of the "Open" hearing deposits that can be closed out and billed out. The remaining projects are as follows:

- Prairie Grove – There are two errors: 1) I accidentally coded hearing deposit invoice # 640444 as a stormwater invoice for this same project. Please let me know if I need to do anything to remedy this mistake. 2) The hearing deposit excel sheet shows a WBK invoice # 640079 as in the hearing deposit section – this is actually a Kane County Recorder invoice and is correctly located in the hearing deposit section. (There is nothing to fix here in NewWorld, only a new naming in the hearing excel sheet.)
- 601 N 1st St Porch Variation – I mistakenly coded invoice #667143 in batch #2026-00000508 as applying to the Bullock Campus project. This invoice should be applied to the 601 N 1st Porch Variation project. After it is applied to this project, the project can be closed and billed out.
- Bullock Campus – 1) I need to somehow move the invoice #667143 from Bullock to the 601 N 1st St Porch Variation; 2) I believe we are waiting on an IGA with Kane County to be recorded before we can close this out
- Historic Review PP 2025-011 4 E State Street Demo – I want to wait until the City Council decision to decide whether we need to close this out or not.

Please let me know how I can help to reattribute invoices #640444 and #667143.

Going forward, I will generate a Project Transaction Report monthly the Friday before our 2nd-of-the-month Development Staff meeting (a Tuesday). This will usually be the 3rd Friday of the month, but sometimes the 4th (depending on the date of the Development Staff meeting). I will review which hearing deposits need to remain open and which can be closed and billed out, and I will review with Brian Davids at the Development Staff meeting which planning stormwater deposits can be closed out.

Thank you,

Jessie Malkosky
Assistant City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4302](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Monday, January 12, 2026 3:52:36 PM
To: Collins, Heather
Cc: Hillquist, Kim; DeGrace, Michael; Buesing, Matthew
Subject: Reviewing Open Hearing Deposits

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Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4302](tel:630.232.0000)
jmalkosky@geneva.il.us

From: Joe Stephano
Sent: Tuesday, December 16, 2025 12:03:00 PM
To: Stood, Emily
Subject: Save the Blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Save the Blacksmith shop. I go by there daily and appreciate its rustic essence. Shodeen is intentionally not maintaining it so it will crumble. Millrace inn was able to incorporate it into their building. Why can't Shodeen?

Sent from my iPhone
Joe Stephano

From: Faerber, John
Sent: Thursday, January 15, 2026 8:45:17 AM
To: 'tina_drzonek@shodeen.net'
Subject: Scheduling Fire Inspection - Riverside Receptions

Good morning Tina,

Would you be the correct contact for scheduling the annual fire inspection for Riverside Receptions?

Thanks

John Faerber

Fire Inspector

City of Geneva, Illinois
Geneva Fire Department
Geneva, IL 60134
jfaerber@geneva.il.us

From: Huggins, Jake
Sent: Monday, December 22, 2025 8:27:46 AM
To: VanGyseghem, Bob
Subject: Service line Material Notifications

Bob,

I know mike worked hard last week to clean up some of the service line material list in GIS and he did make a dent in it.

Lead is down to 430
Galv. Is down to 109
And unknown is 1089

Attached is the separate filters I applied to come up with that. How would you like for me to proceed with this to get it mailed out to avoid a violation.

Jake Huggins

Water Treatment Operator

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:630.232.1551)
jhuggins@geneva.il.us

From: Dave Patzelt
Sent: Thursday, December 04, 2025 7:51:09 AM
To: Stood, Emily
Subject: Shodeen Blacksmith Shop.pdf

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Please add the attached letter to the demolition request file.

From: Estela Saldivar
Sent: Tuesday, December 16, 2025 3:57:23 PM
To: Voigt, Alex
Subject: Shodeen Family Foundation //HPC Meeting

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon,

Please see attached from Ron Sandack.

Thank you,

Estela Saldivar
Assistant Manager

GAIDO & FINTZEN

New Chicago Office address: 20 South Clark Street, Suite 510, Chicago, IL 60603

P: 312.346.7855 | F: 312.346.8317 | E: esaldivar@gaido-fintzen.com

www.gaido-fintzen.com

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From: Elizabeth Safanda
Sent: Wednesday, January 14, 2026 6:55:53 PM
To: Palmquist, Jeff
Subject: SHodeen's appeal

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Jeff,

In late December, i attended the HPC meeting where the members carefully reviewed the SHodeen request to allow demolition of the blacksmith shop. There was much public commentary, including a strong statement from Patrice Berteau urging demolition. As you probably know, she also orchestrated a letter campaign among her neighbors and political allies; most of the letters followed a template and were identical.

I was quite disappointed that you ended up taking the same position she did, allowing demolition of the structure.

I thought Billy Malecki and Anais Bowring explained their vote with clarity - and conscience - supporting the unanimous decision of the HPC. THis should not be taken lightly; the HPC rebutted Shodeen's 3rd demolition request, with NO NEW DATA or proposal. Nothing had changed until Amy Mayer offered her misguided amendment based on NEW proposals from Shodeen, not on the record of deliberations to date. YES, the blacksmith shop is an eyesore, partly due to SHodeen's total neglect of the structure .

I simply cannot believe that 6 aldermen ignored the careful homework of the HPC, including public hearings where a variety of opinions were shared, many opposed to demolition.

We have heard that Shodeen can, and probably will, appeal again in 12 months. And what has happened to those fines? A fine mess.

Liz and Carl Safanda
1013 Dunstan

From: Kane County Chronicle
Sent: Sunday, December 07, 2025 6:15:11 AM
To: Stahr, Kevin
Subject: Sleepy Hollow woman offers \$30K reward for tip leading to conviction in daughter's 2009 death

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

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Kane County Chronicle Morning Update

Sleepy Hollow woman offers \$30K reward for tip leading to conviction in daughter's 2009 death

[Read more](#)

[Today's eNewspaper](#)

Expect delays: Work on Geneva's multi-year East State Street project begins

[Read more](#)

St. Charles man sentenced to 16 years for uploading child sex abuse videos to messaging app

[Read more](#)

Former Geneva mayor Tom Coughlin dies

[Read more](#)

Batavia resident swindled out of \$648K in romance-crypto investor scam: police report

[Read more](#)

Blacksmith shop: Geneva hearing set for Shodeen demolition request

[Read more](#)

Marklund at Geneva names nurse as Employee of the Year

[Read more](#)

Geneva animal rescue's 14th annual 'Santa Paws' fundraiser set for Dec. 6

and 7

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Kane County Chronicle St. Charles, IL 60174

From: Jeff Conforti
Sent: Monday, December 15, 2025 4:49:16 PM
To: Stood, Emily
Subject: Stong Support for Demolition Permit for Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Ms. Emily Stood,

I am contacting you to voice my firm support for granting the demolition permit for the landmarked limestone structure at 4 E. State Street, known as the blacksmith shop. The property is an abandoned eyesore which holds zero appeal or functionality to the City of Geneva or it's residents. Please approve the demolition permit for the structure. I have full confidence in Shodeen Development making sufficient improvements to the entire site including the razed Mill Race Inn. This charade that the city has placed against the citizens in Geneva has gone on for many years and the waste of tax payer dollars is Abhorrent.

If this project would of been approved in a timely fashion , the City of Geneva would of received tax dollars into the city coffers instead of the excessive spending fighting the project.

Regards,

Jeff Conforti
2559 Walnut Ave, Geneva, IL 60134

From: Tim Dreyer
Sent: Monday, December 15, 2025 12:10:58 PM
To: Stood, Emily
Subject: SUBJECT: Support for Approving Demolition Of the Blacksmith Shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Emily,

I'd like to register my support for approving the demolition permit for the structure at 4 E. State Street, aka the blacksmith shop.

The lot has been an eyesore for years now and after closely following the proceedings on this, there looks to be no financially reasonable solution the city has offered to preserve what is now nothing more than a dilapidated foundation.

If the city was so keen on preserving the site they should have done so years ago. So in my opinion, it is unfair to lay the burden of preservation at the feet of Shodeen when the city and the previous owners of the site were far more instrumental in the demise of the structure. I've lived in Geneva for over 27 years now and as much as I love how the city keeps its historical charm, I am 100% in favor of moving forward with demolition.
Thank you.

Sincerely,

Tim Dreyer
8 S. Greenwich Ln.
Geneva

From: Elizabeth Safanda
Sent: Saturday, January 10, 2026 10:55:02 AM
To: Palmquist, Jeff
Subject: The Mill Race development

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello Jeff,

I strongly urge city council members to confirm the Dec 16 decision of Geneva's Historic Preservation Comm, denying the Shodeen corporation proposal to demolish the original blacksmith shop.

In his third application to get approval for demolition, the Corp has not presented any new factors that would override earlier decisions,

In 2014, the Chicago Tribune quoted Shodeen's intention to respect and retain the historic features of this site. Instead, he has defied the will of the community and the courts ---- and the end result may well be **demolition by neglect**.

If the demolition proposal is rejected (with your help), then the community can pursue creative options for future development of the site.

With gratitude for all the time and energy you devote to community issues:

Liz Safanda
630-853-1765

From: Klamerus, Rommy
Sent: Monday, January 05, 2026 8:28:23 AM
To: Viso, Joseph
Subject: Updated City Phone Directory

Good morning,

I updated the city phone directory to reflect the promotions for Water and Electric.

Thank you,

Rommy Klamerus

Business Operations Specialist

City of Geneva, Illinois

Geneva Public Works Department, Electric Division
1800 South Street, Geneva, IL 60134

Desk: [630.232.1503](tel:630.232.1503)

rklamerus@geneva.il.us

From: Stood, Emily
Sent: Tuesday, December 16, 2025 12:33:12 PM
To: Malkosky, Jessie
Subject: Updated Public Comments

Hi,

Attached is the updated public comments as of right now to post online. Let me know when you do and I can update the commissioners and applicant.

Thank you!

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: /O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=5015843194BD41F4A8E185B2AE188EF2-STOOD
Sent: Tuesday, January 13, 2026 9:13:42 AM
To: David DeGroot
Subject: Updated Resolution

Resolution with amendment is attached.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: Stood, Emily
Sent: Tuesday, January 13, 2026 9:16:45 AM
To: DeGroot, David
Subject: Updated Resolution

Resolution with amendment is attached.

Thanks,

Emily Stood

Preservation Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4310](tel:4310)

estood@geneva.il.us

From: DeGroot, David
Sent: Tuesday, January 13, 2026 11:09:24 AM
To: Voigt, Alex
Cc: Fornari, Jeanne
Subject: Updated Resolution

Please see the attached updated resolution, including the conditions in Section 1 and the failed watermark.

David DeGroot

Director of Community Development

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4301](tel:4301)
ddegroot@geneva.il.us

From: Karen Lando

Sent: Sunday, January 11, 2026 6:12:11 PM

To: Burns, Kevin

Cc: Bowring, Anaïs; Malecki, William; Marks, Richard; Kosirog, Brad; Furnish, Larry; Kilburg, Dean; Paschke, Martha; Mayer, Amy; Reinecke, Mark; Palmquist, Jeff

Subject: Upholding The Geneva Historic Commission's 3rd Denial for Demolition of the 1845 Blacksmith Shop

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Dear Mayor Burns and Aldermen,

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Geneva can continue on its plan for growth without removing its history.

The Alexander Blacksmith Shop is an essential part of the towns history.

It's well documented that Kent Shodeen said he would incorporate the shop in whatever he was allowed to build on the Mill Race property. He adaptively reused

Community Hospital, The Rock Springs Creamery and Pump House.

There is no reason why the Blacksmith Shop can't be reused.

The Shodeen Group claims its condition is too severe. That responsibility is a direct result of them not doing one thing to protect it since the Mill Race in was demolished.

They have the means and the opportunity to right this wrong and keep their promise to the City and its residents. They also have the means to pay the fines they have incurred on the property.

I'm very concerned an unfortunate precedent will be set for future developers here if the Shodeen Family is allowed to renege on their original commitment, and the monetary obligations with seemingly no regard for Geneva and the residents.

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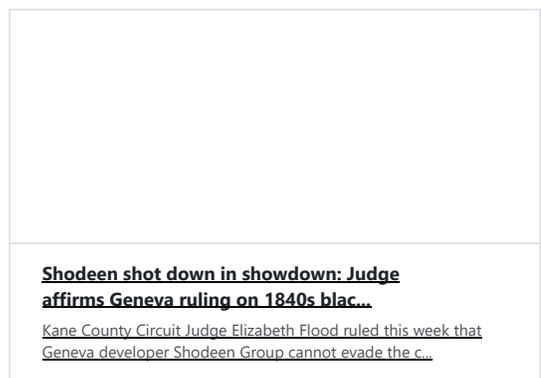
From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello,

I am contacting you to encourage you to say no to the most recent petition from the Shodeen group to demolish the Blacksmith Shop on the site of the previous Mill Race Inn property. The Historical Preservation Committee has denied this request on multiple occasions. I implore to honor their sound reasoning for this and uphold their decision. In a recent HPC meeting, the following was stated:

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There are many reasons to uphold the HPC decision. In support of them, I provide the following rationale:

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I have sat through most of the petitions and heard arguments for and against. I cannot see how Shodden/Patzelt's most recent series of arguments have changed anything. I strongly encourage you, therefore, to say no to the demolition of this building without further effort from the owner. Geneva claims to be a historical community. It is time to keep history from being destroyed.

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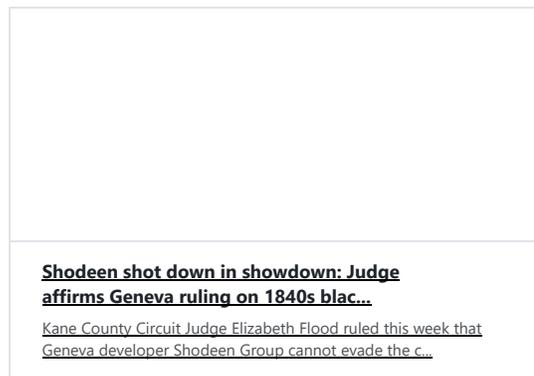
From: Erica Eysturlid
Sent: Monday, January 12, 2026 11:28:53 AM
To: Furnish, Larry; Reinecke, Mark; Palmquist, Jeff; Paschke, Martha; Kilburg, Dean
Subject: vote no to petition to demolish historic Blacksmith shop

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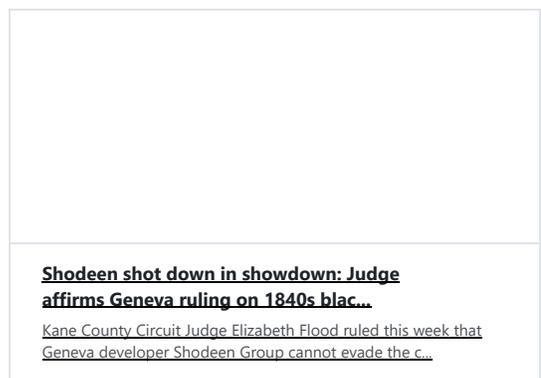
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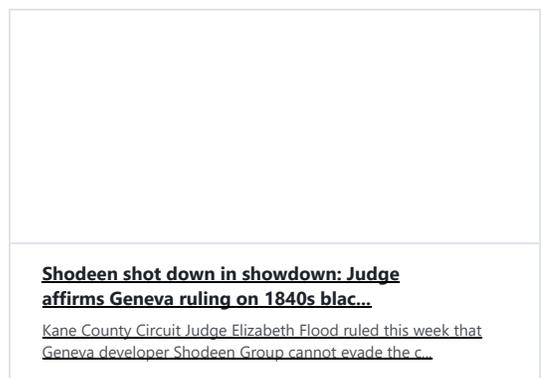
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Erica Eysturlid

From: Denise Ward
Sent: Monday, January 12, 2026 9:21:06 PM
To: Kosirog, Brad
Subject: Your vote on the demolition at 4 E. State Street

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I'm writing to thank you for your reasoned, accurate comments and vote on the question to reverse the HPC decision to reject Shodeen's demolition request. I'm SO SO SO SO SO disappointed that the HPC decision was upheld.

I've lived on the east side for 33 years. The Mill Race Inn was a favorite, particularly the Gazebo, the Mill Grill (especially the steak sandwich), and the Duck Inn. Every Mother's Day once my children were old enough to be left alone in the morning, I walked there and ordered one bloody mary, sat on the deck chairs, watched the ducks, and pretended I was on my own deck. It was always a lovely time that I miss, even though I don't drink alcohol anymore.

I observed as the Mill Grill had to be closed, then the entire restaurant and Gazebo. It was devastating but inevitable. I participated in the Charette as well as the council meetings debating and voting on the output. In general, what I observed was that most participants from the community wanted a reincarnation of the Mill Race Inn. They had no stomach for a plan without a restaurant. A friend of mine actually left the city because of that, which frankly, I think was ridiculous, but it's evidence of the emotional investment in the property and concern over what will be developed.

I attended a council meeting sometime last year which had a very sparse attendance and since every person who spoke was in favor of retaining the structure, I didn't feel confident in speaking up. My bad but it really seemed a lost cause to speak against demolition. Tonight proved that there's much more of a split in opinions and, perhaps, more people in favor of demolition even if the council voted against. I should have stayed in the game, but I also had some family issues over the past few months, so I didn't keep tabs on the meetings preceding the council meeting tonight. Again, my bad.

In my opinion, you nailed it. What's left of the structure is a shadow of its former self and bears no real value that would serve as any sort of attraction. It's unsafe, really unmanageable, and I'm actually embarrassed that the city has saddled Shodeen with the monstrosity after they invested in the site when there weren't many (any?) other takers. There's enough problems with the flood plain but the city gave them a giant stone headache to boot. And the city wants them to invest in maintenance of a structure that's barely standing? It's ridiculous. (Sorry, I'm ranting now.)

I was very disappointed in the discussion that went beyond the question. Of course there will be a plan for development. Shodeen bought the property for that reason. Many people at the Charette proposed that something be done with the remnants that are left and tonight was not the first time that this idea had been discussed but others don't want to hear about that: They just want to preserve what can't be preserved without enormous expense and negative impact on what could be built.

I joke with my friends and neighbors that I'll be dead before anything happens with that property. I'm 73, but I'm hoping to survive long enough to see a development come to fruition. The arguments that alderpersons need to know what will be built or shouldn't overturn the work of the HPC are short-sighted and self-centered. Those arguments don't consider us residents sitting and waiting for something – of course, I'm sure west side residents are just as eager to see something happen since the view coming into the city is compromised by the half-standing stone nothing. The question tonight was about keeping the remnants or demolishing the remnants. There is absolutely nothing that can be made of that building and what will happen now is that everybody who knows nothing about the history will be throwing darts at the wall to propose a visitor's center, a museum, a restaurant, a water stop, a retail shop, a beer garden, you name it. Not one of those proposals is a marketable idea, so none of those darts can stick.

I had emailed my alderperson, Billy, but very late and just prior to the meeting start, but I will contact him to expand on the brief opinion I stated in that email and also register my disagreement. I shudder to think how much of a delay tonight will have and how much less time I have to wait for something? anything? I don't even care what at this point. Just SOMETHING!

Sincerely,

Denise Ward
418 Dodson Street