



Community Development Department

22 South First Street
Geneva, IL 60134
Phone: (630) 232-0814
Fax: (630) 232-1494

November 18, 2024

SENT VIA EMAIL:

RE: Zoning Verification for 223 E. State Street (PIN 12-02-351-028)

Hello:

Per your request, I am providing you with zoning verification for the above referenced property:

1. Can the property be reverted back to residential?

The property is a part of the Youngberg Planned Unit Development (PUD). This PUD is zoned B3(E) - Business District. Dwelling units above the ground floor are a permitted use. They require a minimum of three thousand (3,000) square feet of gross lot area per dwelling unit. No other types of dwelling units are a permitted or special use in this district or PUD.

A PUD Amendment would be required for any other type of dwelling unit on this property. Additionally, the comprehensive plan designation is General Commercial; a Comprehensive Plan Map Amendment would also be required for any other type of dwelling unit besides those above the ground floor.

2. If not, what are the allowed commercial uses for the property?

The Youngberg PUD does not alter the list of permitted or special uses in the B3(E) - Business District. Therefore, all the permitted and special uses listed in the City of Geneva Zoning Code, [Article E. - B3\(E\) Business District](#), are applicable to 223 E State Street. Note, however, that the PUD has certain regulations for the property that the standard B3(E) - Business District does not require.

3. Is there an SSA on it?

There is no SSA on the property.

If you have any questions on the particulars of the PUD, or would like to pursue a PUD Amendment, please reach out to the Community Development Department.

Thank you,

A handwritten signature in black ink, appearing to read "Jessica Muncie".

Jessica Muncie
Assistant Planner



Community Development Department

22 South First Street
Geneva, IL 60134
Phone: (630) 232-0814
Fax: (630) 232-1494

February 13, 2026

SENT VIA EMAIL:

RE: Zoning Verification for 223 E. State Street (PIN 12-02-351-028)

Hello:

Per your request, I am providing you with zoning verification for the above referenced property:

1. The approved Special Use PUD expired, so wouldn't it default back to the underlying zoning district?

The property is a part of the Youngberg Planned Unit Development (PUD). The PUD itself did not expire, but per Ordinance 2004-69, the building and site improvements approvals expired on December 16th, 2004 because such building and site improvements were not completed. However, the zoning of B3(E) as outlined in the PUD is still valid.

2. Why does your current zoning map show this parcel is zoned D-CM?

The City of Geneva Zoning Map only shows underlying zoning, not any zoning that is modified by a PUD. It *does* show the existence of a PUD on a site, as indicated by the numbers in black. This is because a PUD's zoning itself is often not a direct copy of the zoning district it references. For example, the Youngberg PUD identifies the site as the B3(E) - Business District, but limits the permitted uses allowed to those permitted in that district but that require 4 or less parking spaces per 1000 gross square feet of floor area. The PUD also reduces the street yard parking setback along Garfield Street from 30 ft to 10 ft. As a rule of thumb, whenever a PUD number is shown on a site in the City of Geneva Zoning Map, it is best to check with the Community Development Department to see what that PUD entails.

Please reach out if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Jessica Malkosky".

Jessica Malkosky
Assistant Planner