

Hi Matt,

We haven't revised the plans yet; we want to wait to see what feedback we receive from the commissioners tonight before making any changes. The overall look, density, lot subdivision, site plan will remain the same as I have presented you already.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:08:55 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Jay,

If you want to email any revised plans over, I can get those loaded up so they are ready to view for tonight's meeting.

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: Jay Garcia <jay@altezagroup.com>
Sent: Wednesday, April 8, 2026 2:34 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Jessie,

Yes, we'll be there.

FYI - we do have changes forthcoming for the ground floor layout design of the hybrid units. We can discuss.

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, April 8, 2026 6:32 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hello Jay,

This is a reminder email that you have a concept review scheduled before the PZC tomorrow at 7pm, 109 James St, Geneva, IL 60134.

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: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, April 1, 2026 3:45 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

There will be two required zoning applications for the proposed redevelopment of 223 E State Street.

1. [Preliminary Planned Unit Development](#)
2. [Final Planned Unit Development](#)

Couple of notes for the applications:

- Any duplicate application requirements are not required as part of your submittal. For example, each application asks for 2 sets of envelopes, but you don't need to provide 6 sets of envelopes. Similarly, for the Preliminary and Final PUD applications, you wouldn't need to provide a separate preliminary plan set and final plan set since we are running the applications concurrently.
- The final plat of PUD should be titled "Preliminary/Final Plat of PUD & Subdivision" since the request also includes the subdivision of the site.
- The list of requested variations should ask to increase the required street setback maximum of 15' for any proposed building/existing building that is setback more than 15'.
- The fees include a \$500 Preliminary PUD App Fee, \$500 Final PUD App Fee, \$500 Public Hearing Deposit, \$50 Stormwater Permit App Fee, and \$2,500 third party engineering/stormwater review deposit. The total amount due is \$4,050. If any money is leftover from the required deposits, that will be refunded to you.

I've also attached the lighting requirements for the E State Street Corridor and some info our Preservation Planner pulled up on the site's history, potential financial incentives, and the Guide to Landmarking and Nomination forms. If any questions come up, just let us 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

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.

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.

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.

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: Jay Garcia
Sent: Friday, April 10, 2026 2:52:50 PM
To: Buesing, Matthew; Malkosky, Jessie
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Yes, how about 3pm?

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Friday, April 10, 2026 2:36 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

Would sometime Monday afternoon work for you?

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: Jay Garcia <jay@altezagroup.com>
Sent: Friday, April 10, 2026 1:29 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt/Jessie,

When do you guys have time for a quick phone call to debrief on last night's meeting?

Thank you

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:48 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Ok, gotcha! In terms of order of operations for tonight, I'll give a brief overview of the site and the proposal and then we'll ask you to come up to speak about the project. We'll then open up the floor to the Commissioners for questions/comments. I'll have the plans pulled up on our projectors so you can cycle through those as needed.

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: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, April 9, 2026 3:23 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt,

We haven't revised the plans yet; we want to wait to see what feedback we receive from the commissioners tonight before making any changes. The overall look, density, lot subdivision, site plan will remain the same as I have presented you already.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:08:55 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Jay,

If you want to email any revised plans over, I can get those loaded up so they are ready to view for tonight's meeting.

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: Jay Garcia <jay@altezagroup.com>
Sent: Wednesday, April 8, 2026 2:34 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Jessie,

Yes, we'll be there.

FYI - we do have changes forthcoming for the ground floor layout design of the hybrid units. We can discuss.

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, April 8, 2026 6:32 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hello Jay,

This is a reminder email that you have a concept review scheduled before the PZC tomorrow at 7pm, 109 James St, Geneva, IL 60134.

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: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, April 1, 2026 3:45 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

There will be two required zoning applications for the proposed redevelopment of 223 E State Street.

1. [Preliminary Planned Unit Development](#)
2. [Final Planned Unit Development](#)

Couple of notes for the applications:

- Any duplicate application requirements are not required as part of your submittal. For example, each application asks for 2 sets of envelopes, but you don't need to provide 6 sets of envelopes. Similarly, for the Preliminary and Final PUD applications, you wouldn't need to provide a separate preliminary plan set and final plan set since we are running the applications concurrently.
- The final plat of PUD should be titled "Preliminary/Final Plat of PUD & Subdivision" since the request also includes the subdivision of the site.
- The list of requested variations should ask to increase the required street setback maximum of 15' for any proposed building/existing building that is setback more than 15'.
- The fees include a \$500 Preliminary PUD App Fee, \$500 Final PUD App Fee, \$500 Public Hearing Deposit, \$50 Stormwater Permit App Fee, and \$2,500 third party engineering/stormwater review deposit. The total amount due is \$4,050. If any money is leftover from the required deposits, that will be refunded to you.

I've also attached the lighting requirements for the E State Street Corridor and some info our Preservation Planner pulled up on the site's history, potential financial incentives, and the Guide to Landmarking and Nomination forms. If any questions come up, just let us 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

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.

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.

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.

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: Buesing, Matthew
Sent: Friday, April 10, 2026 2:36:01 PM
To: 'Jay Garcia'; Malkosky, Jessie
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

Would sometime Monday afternoon work for you?

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: Jay Garcia <jay@altezagroup.com>
Sent: Friday, April 10, 2026 1:29 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt/Jessie,

When do you guys have time for a quick phone call to debrief on last night's meeting?

Thank you

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:48 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Ok, gotcha! In terms of order of operations for tonight, I'll give a brief overview of the site and the proposal and then we'll ask you to come up to speak about the project. We'll then open up the floor to the Commissioners for questions/comments. I'll have the plans pulled up on our projectors so you can cycle through those as needed.

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: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, April 9, 2026 3:23 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt,

We haven't revised the plans yet; we want to wait to see what feedback we receive from the commissioners tonight before making any changes. The overall look, density, lot subdivision, site plan will remain the same as I have presented you already.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:08:55 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Jay,

If you want to email any revised plans over, I can get those loaded up so they are ready to view for tonight's meeting.

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: Jay Garcia <jay@altezagroup.com>
Sent: Wednesday, April 8, 2026 2:34 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Jessie,

Yes, we'll be there.

FYI - we do have changes forthcoming for the ground floor layout design of the hybrid units. We can discuss.

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, April 8, 2026 6:32 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hello Jay,

This is a reminder email that you have a concept review scheduled before the PZC tomorrow at 7pm, 109 James St, Geneva, IL 60134.

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: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, April 1, 2026 3:45 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

There will be two required zoning applications for the proposed redevelopment of 223 E State Street.

- 1 [Preliminary Planned Unit Development](#)
- 2 [Final Planned Unit Development](#)

Couple of notes for the applications:

- Any duplicate application requirements are not required as part of your submittal. For example, each application asks for 2 sets of envelopes, but you don't need to provide 6 sets of envelopes. Similarly, for the Preliminary and Final PUD applications, you wouldn't need to provide a separate preliminary plan set and final plan set since we are running the applications concurrently.
- The final plat of PUD should be titled "Preliminary/Final Plat of PUD & Subdivision" since the request also includes the subdivision of the site.
- The list of requested variations should ask to increase the required street setback maximum of 15' for any proposed building/existing building that is setback more than 15'.
- The fees include a \$500 Preliminary PUD App Fee, \$500 Final PUD App Fee, \$500 Public Hearing Deposit, \$50 Stormwater Permit App Fee, and \$2,500 third party engineering/stormwater review deposit. The total amount due is \$4,050. If any money is leftover from the required deposits, that will be refunded to you.

I've also attached the lighting requirements for the E State Street Corridor and some info our Preservation Planner pulled up on the site's history, potential financial incentives, and the Guide to Landmarking and Nomination forms. If any questions come up, just let us 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

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.

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.

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

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.

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

From: Jay Garcia
Sent: Friday, April 10, 2026 1:28:30 PM
To: Buesing, Matthew; Malkosky, Jessie
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt/Jessie,

When do you guys have time for a quick phone call to debrief on last night's meeting?

Thank you

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:48 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Ok, gotcha! In terms of order of operations for tonight, I'll give a brief overview of the site and the proposal and then we'll ask you to come up to speak about the project. We'll then open up the floor to the Commissioners for questions/comments. I'll have the plans pulled up on our projectors so you can cycle through those as needed.

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: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, April 9, 2026 3:23 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt,

We haven't revised the plans yet; we want to wait to see what feedback we receive from the commissioners tonight before making any changes. The overall look, density, lot subdivision, site plan will remain the same as I have presented you already.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:08:55 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Jay,

If you want to email any revised plans over, I can get those loaded up so they are ready to view for tonight's meeting.

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: Jay Garcia <jay@altezagroup.com>
Sent: Wednesday, April 8, 2026 2:34 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Jessie,

Yes, we'll be there.

FYI - we do have changes forthcoming for the ground floor layout design of the hybrid units. We can discuss.

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, April 8, 2026 6:32 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hello Jay,

This is a reminder email that you have a concept review scheduled before the PZC tomorrow at 7pm, 109 James St, Geneva, IL 60134.

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: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, April 1, 2026 3:45 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

There will be two required zoning applications for the proposed redevelopment of 223 E State Street.

1. [Preliminary Planned Unit Development](#)
2. [Final Planned Unit Development](#)

Couple of notes for the applications:

- Any duplicate application requirements are not required as part of your submittal. For example, each application asks for 2 sets of envelopes, but you don't need to provide 6 sets of envelopes. Similarly, for the Preliminary and Final PUD applications, you wouldn't need to provide a separate preliminary plan set and final plan set since we are running the applications concurrently.
- The final plat of PUD should be titled "Preliminary/Final Plat of PUD & Subdivision" since the request also includes the subdivision of the site.
- The list of requested variations should ask to increase the required street setback maximum of 15' for any proposed building/existing building that is setback more than 15'.
- The fees include a \$500 Preliminary PUD App Fee, \$500 Final PUD App Fee, \$500 Public Hearing Deposit, \$50 Stormwater Permit App Fee, and \$2,500 third party engineering/stormwater review deposit. The total amount due is \$4,050. If any money is leftover from the required deposits, that will be refunded to you.

I've also attached the lighting requirements for the E State Street Corridor and some info our Preservation Planner pulled up on the site's history, potential financial incentives, and the Guide to Landmarking and Nomination forms. If any questions come up, just let us 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

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.

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.

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: Buesing, Matthew
Sent: Thursday, April 09, 2026 3:48:48 PM
To: 'Jay Garcia'; Malkosky, Jessie
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Ok, gotcha! In terms of order of operations for tonight, I'll give a brief overview of the site and the proposal and then we'll ask you to come up to speak about the project. We'll then open up the floor to the Commissioners for questions/comments. I'll have the plans pulled up on our projectors so you can cycle through those as needed.

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: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, April 9, 2026 3:23 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt,

We haven't revised the plans yet; we want to wait to see what feedback we receive from the commissioners tonight before making any changes. The overall look, density, lot subdivision, site plan will remain the same as I have presented you already.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:08:55 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Jay,

If you want to email any revised plans over, I can get those loaded up so they are ready to view for tonight's meeting.

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: Jay Garcia <jay@altezagroup.com>
Sent: Wednesday, April 8, 2026 2:34 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Jessie,

Yes, we'll be there.

FYI - we do have changes forthcoming for the ground floor layout design of the hybrid units. We can discuss.

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, April 8, 2026 6:32 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hello Jay,

This is a reminder email that you have a concept review scheduled before the PZC tomorrow at 7pm, 109 James St, Geneva, IL 60134.

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: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, April 1, 2026 3:45 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

There will be two required zoning applications for the proposed redevelopment of 223 E State Street.

1. [Preliminary Planned Unit Development](#)
2. [Final Planned Unit Development](#)

Couple of notes for the applications:

- Any duplicate application requirements are not required as part of your submittal. For example, each application asks for 2 sets of envelopes, but you don't need to provide 6 sets of envelopes. Similarly, for the Preliminary and Final PUD applications, you wouldn't need to provide a separate preliminary plan set and final plan set since we are running the applications concurrently.
- The final plat of PUD should be titled "Preliminary/Final Plat of PUD & Subdivision" since the request also includes the subdivision of the site.
- The list of requested variations should ask to increase the required street setback maximum of 15' for any proposed building/existing building that is setback more than 15'.
- The fees include a \$500 Preliminary PUD App Fee, \$500 Final PUD App Fee, \$500 Public Hearing Deposit, \$50 Stormwater Permit App Fee, and \$2,500 third party engineering/stormwater review deposit. The total amount due is \$4,050. If any money is leftover from the required deposits, that will be refunded to you.

I've also attached the lighting requirements for the E State Street Corridor and some info our Preservation Planner pulled up on the site's history, potential financial incentives, and the Guide to Landmarking and Nomination forms. If any questions come up, just let us 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

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.

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: Jay Garcia
Sent: Thursday, April 09, 2026 3:23:01 PM
To: Buesing, Matthew; Malkosky, Jessie
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Matt,

We haven't revised the plans yet; we want to wait to see what feedback we receive from the commissioners tonight before making any changes. The overall look, density, lot subdivision, site plan will remain the same as I have presented you already.

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, April 9, 2026 3:08:55 PM
To: Jay Garcia <jay@altezagroup.com>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Jay,

If you want to email any revised plans over, I can get those loaded up so they are ready to view for tonight's meeting.

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: Jay Garcia <jay@altezagroup.com>
Sent: Wednesday, April 8, 2026 2:34 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Jessie,

Yes, we'll be there.

FYI - we do have changes forthcoming for the ground floor layout design of the hybrid units. We can discuss.

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, April 8, 2026 6:32 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hello Jay,

This is a reminder email that you have a concept review scheduled before the PZC tomorrow at 7pm, 109 James St, Geneva, IL 60134.

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: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, April 1, 2026 3:45 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

There will be two required zoning applications for the proposed redevelopment of 223 E State Street.

1. [Preliminary Planned Unit Development](#)
2. [Final Planned Unit Development](#)

Couple of notes for the applications:

- Any duplicate application requirements are not required as part of your submittal. For example, each application asks for 2 sets of envelopes, but you don't need to provide 6 sets of envelopes. Similarly, for the Preliminary and Final PUD applications, you wouldn't need to provide a separate preliminary plan set and final plan set since we are running the applications concurrently.
- The final plat of PUD should be titled "Preliminary/Final Plat of PUD & Subdivision" since the request also includes the subdivision of the site.
- The list of requested variations should ask to increase the required street setback maximum of 15' for any proposed building/existing building that is setback more than 15'.
- The fees include a \$500 Preliminary PUD App Fee, \$500 Final PUD App Fee, \$500 Public Hearing Deposit, \$50 Stormwater Permit App Fee, and \$2,500 third party engineering/stormwater review deposit. The total amount due is \$4,050. If any money is leftover from the required deposits, that will be refunded to you.

I've also attached the lighting requirements for the E State Street Corridor and some info our Preservation Planner pulled up on the site's history, potential financial incentives, and the Guide to Landmarking and Nomination forms. If any questions come up, just let us 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

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.

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: Buesing, Matthew
Sent: Thursday, April 09, 2026 3:08:55 PM
To: 'Jay Garcia'; Malkosky, Jessie
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Jay,

If you want to email any revised plans over, I can get those loaded up so they are ready to view for tonight's meeting.

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: Jay Garcia <jay@altezagroup.com>
Sent: Wednesday, April 8, 2026 2:34 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E State St - Planning & Zoning Commission Applications

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

Hi Jessie,

Yes, we'll be there.

FYI - we do have changes forthcoming for the ground floor layout design of the hybrid units. We can discuss.

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, April 8, 2026 6:32 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E State St - Planning & Zoning Commission Applications

Hello Jay,

This is a reminder email that you have a concept review scheduled before the PZC tomorrow at 7pm, 109 James St, Geneva, IL 60134.

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: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, April 1, 2026 3:45 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: DeGroot, David <ddegroot@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E State St - Planning & Zoning Commission Applications

Hi Jay,

There will be two required zoning applications for the proposed redevelopment of 223 E State Street.

1. [Preliminary Planned Unit Development](#)
2. [Final Planned Unit Development](#)

Couple of notes for the applications:

- Any duplicate application requirements are not required as part of your submittal. For example, each application asks for 2 sets of envelopes, but you don't need to provide 6 sets of envelopes. Similarly, for the Preliminary and Final PUD applications, you wouldn't need to provide a separate preliminary plan set and final plan set since we are running the applications concurrently.
- The final plat of PUD should be titled "Preliminary/Final Plat of PUD & Subdivision" since the request also includes the subdivision of the site.
- The list of requested variations should ask to increase the required street setback maximum of 15' for any proposed building/existing building that is setback more than 15'.
- The fees include a \$500 Preliminary PUD App Fee, \$500 Final PUD App Fee, \$500 Public Hearing Deposit, \$50 Stormwater Permit App Fee, and \$2,500 third party engineering/stormwater review deposit. The total amount due is \$4,050. If any money is leftover from the required deposits, that will be refunded to you.

I've also attached the lighting requirements for the E State Street Corridor and some info our Preservation Planner pulled up on the site's history, potential financial incentives, and the Guide to Landmarking and Nomination forms. If any questions come up, just let us 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

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: DeGroot, David
Sent: Thursday, April 09, 2026 2:58:33 PM
To: Davids, Brian; Babica, Rich
Subject: RE: [External] 223 E State St. Concept - Utility Services

The inducement resolution was approved on Monday. PZC concept review is tonight.

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
ddegroot@geneva.il.us

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Thursday, April 9, 2026 2:36 PM
To: DeGroot, David <ddegroot@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: [External] 223 E State St. Concept - Utility Services

How did this project go at CoW and PZC?

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: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, March 31, 2026 10:31 AM
To: Babica, Rich <rbabica@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>
Subject: RE: [External] 223 E State St. Concept - Utility Services

The project is going to COW on Monday for an introduction on a potential TIF request, and to PZC next Thursday for a concept review. Nothing is guaranteed until CC formally approves the project, which is a few months away if we move quickly. If the work needs to be done before then its probably best to at least wait and see how next week goes.

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
ddegroot@geneva.il.us

From: Babica, Rich <rbabica@geneva.il.us>
Sent: Tuesday, March 31, 2026 10:29 AM
To: Davids, Brian <bdavids@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>
Subject: RE: [External] 223 E State St. Concept - Utility Services

Brian,

Please bring it up at the Tuesday Project Meeting

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: Davids, Brian <bdavids@geneva.il.us>
Sent: Monday, March 30, 2026 2:27 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Cc: Babica, Rich <rbabica@geneva.il.us>
Subject: Fw: [External] 223 E State St. Concept - Utility Services

FYI, our consultant doesn't think it will be a big deal to get services for this site. How or when do we pull the trigger on adding these?

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: Jeremie Lukowicz <jlukowicz@bla-inc.com>
Sent: Monday, March 30, 2026 2:05:14 PM
To: Davids, Brian <bdavids@geneva.il.us>; Dan Bruckelmeyer <dbruckelmeyer@bla-inc.com>; Phillip Keller <pkeller@bla-inc.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: Re: [External] 223 E State St. Concept - Utility Services

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

Brian,

I don't see any issues with this. We would want to confirm the proposed sanitary sewer and water service locations and sizes. Beyond that, I think the proposed hydrants should be ok but if we need to move it let us know and we can look at other possible locations.

Thanks,

Jeremie Lukowicz, P.E., MPA
Director of Municipal Services
BLA, Inc.
333 Pierce Road, Suite 200
Itasca, IL 60143
630-438-6400
630-438-6444 Fax

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Wednesday, March 25, 2026 8:09 AM
To: Dan Bruckelmeyer <dbruckelmeyer@bla-inc.com>; Jeremie Lukowicz <jlukowicz@bla-inc.com>; Phillip Keller <pkeller@bla-inc.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: [External] 223 E State St. Concept - Utility Services

Thanks Dan, I appreciate it

Brian Davids
City Engineer

City of Geneva, Illinois
Geneva Public Works Department, Engineering Division
1800 South Street, Geneva, IL 60134
Desk: 630 232 1501
bdavids@geneva.il.us

From: Dan Bruckelmeyer <dbruckelmeyer@bla-inc.com>
Sent: Wednesday, March 25, 2026 8:08 AM
To: Davids, Brian <bdavids@geneva.il.us>; Jeremie Lukowicz <jlukowicz@bla-inc.com>; Phillip Keller <pkeller@bla-inc.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: RE: [External] 223 E State St. Concept - Utility Services

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

Morning Brian,

Jeremie is on PTO this week (spring break) but he can definitely look into the watermain next week and see what's necessary to accomplish this within the confines of the current plan. I'm sure eliminating a curb cut onto East State is something IDOT would definitely be in favor of.

Thanks
Dan

From: Davids, Brian <bdavids@geneva.il.us>
Sent: Wednesday, March 25, 2026 7:17 AM
To: Jeremie Lukowicz <jlukowicz@bla-inc.com>; Dan Bruckelmeyer <dbruckelmeyer@bla-inc.com>; Phillip Keller <pkeller@bla-inc.com>
Cc: Landers, Nate <nlanders@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>
Subject: [External] 223 E State St. Concept - Utility Services

Hey guys,

Our development staff committee has met twice with a developer who is seeking to build some homes at the NW corner of E State and Garfield. They are planning to take this to Council and Planning & Zoning in the next two weeks. Obviously it is in our best interest to include the necessary services to serve this site during our utility buildout. I'll defer to Rich on when is appropriate to consider this project definitely going forward, but we should figure out what we need to do to add these if it does go.

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:6302321501)
bdavids@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.

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.