

**From:** Davids, Brian  
**Sent:** Thursday, April 09, 2026 2:35:30 PM  
**To:** DeGroot, David; Babica, Rich  
**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](mailto:bdavids@geneva.il.us)

---

**From:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>  
**Sent:** Tuesday, March 31, 2026 10:31 AM  
**To:** Babica, Rich <[rbabica@geneva.il.us](mailto:rbabica@geneva.il.us)>; Davids, Brian <[bdavids@geneva.il.us](mailto: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:** [630.232.0000.4301](tel:630.232.0000.4301)  
[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)

---

**From:** Babica, Rich <[rbabica@geneva.il.us](mailto:rbabica@geneva.il.us)>  
**Sent:** Tuesday, March 31, 2026 10:29 AM  
**To:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>; DeGroot, David <[ddegroot@geneva.il.us](mailto: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](mailto:rbabica@geneva.il.us)

---

**From:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
**Sent:** Monday, March 30, 2026 2:27 PM  
**To:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>  
**Cc:** Babica, Rich <[rbabica@geneva.il.us](mailto: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](mailto:bdavids@geneva.il.us)  
[Apply here for a ROW Permit](#)

---

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

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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.

**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

Thanks Dan, I appreciate it

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](mailto:bdavids@geneva.il.us)

Thanks  
Dan

City of Geneva, Illinois  
Geneva Public Works Department, Engineering Division  
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**From:** Malkosky, Jessie  
**Sent:** Wednesday, April 08, 2026 3:12:18 PM  
**To:** 'Jay Garcia'  
**Cc:** Buesing, Matthew  
**Subject:** RE: 223 E State St - Planning & Zoning Commission Applications

Sure. Matt and I are both available tomorrow morning before 10am if you'd like to talk about it over the phone, or you could just email us the updated concepts.

**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](mailto:jmalkosky@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

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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](tel:630.232.0000), [4302](tel:630.232.4302)  
[jmalkosky@geneva.il.us](mailto: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](tel:630.232.0000), [4303](tel:630.232.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

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**From:** Jay Garcia  
**Sent:** Wednesday, April 08, 2026 2:34:11 PM  
**To:** Malkosky, Jessie  
**Cc:** Buesing, Matthew  
**Subject:** Re: 223 E State St - Planning & Zoning Commission Applications

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Yes, we'll be there.

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**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

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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  
[jmalkosky@geneva.il.us](mailto: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

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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](mailto:mbuesing@geneva.il.us)

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**From:** Malkosky, Jessie  
**Sent:** Wednesday, April 08, 2026 8:32:51 AM  
**To:** 'Jay Garcia'  
**Cc:** Buesing, Matthew  
**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](tel:630.232.0000), [4302](tel:4302)  
[jmalkosky@geneva.il.us](mailto: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

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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](mailto:mbuesing@geneva.il.us)

---

**From:** Jay Garcia  
**Sent:** Tuesday, April 07, 2026 8:51:29 AM  
**To:** Tymoszenko, Cathleen  
**Subject:** Re: TIF Assistance Request - 223 E State St

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Fantastic news, thank you! I think Tuesday works better for me. Let's pencil in 2:00PM?

Thank you

---

**From:** Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Sent:** Monday, April 6, 2026 8:46 PM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Subject:** RE: TIF Assistance Request - 223 E State St

Hi Jay,  
The TIF Inducement Resolution was approved!

Regarding a meeting, I have a pretty tight schedule this week but am more flexible next week. I can meet anytime in the afternoon- Mon, Tues, Wed or Thursday afternoon would work well. Let me know if that works or if it needs to be sooner.

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  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Monday, April 6, 2026 12:51 PM  
**To:** Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** Re: TIF Assistance Request - 223 E State St

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Hi Cathleen,

Thank you for sending this. If it's for internal use, my direct mobile line is (312) 825.6490. My office line is

If the number is meant for public use, please use (847) 900.8817.

We already had one general contractor reach out to us to inquire about the project.

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---

**From:** Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Sent:** Monday, April 6, 2026 12:43 PM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Subject:** RE: TIF Assistance Request - 223 E State St

Hi Jay,

I could not find your phone number. Can you send?

The Resolution specifies Alteza Group, LLC. So after you form the new LLC we will have to document that the individuals in each entity are the same for the authorization to transfer.

Below is a link to the Agenda.  
[https://www.geneva.il.us/AgendaCenter/ViewFile/Agenda/\\_04062026-2681](https://www.geneva.il.us/AgendaCenter/ViewFile/Agenda/_04062026-2681)  
I'll let you know how it goes tonight.

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  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Thursday, April 2, 2026 12:39 PM  
**To:** Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** Re: TIF Assistance Request - 223 E State St

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Hi Cathleen,

The ownership entity will be **1867 Residencia LLC**, but has not been formed yet (in process). For now, you can use:

Alteza Group LLC, or assigns

Thank you

Jay

Office: (847) 616-4707  
Direct: (312) 825-6490  
[jay@altezagroup.com](mailto:jay@altezagroup.com)  
[www.altezagroup.com](http://www.altezagroup.com)



---

**From:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Sent:** Wednesday, April 1, 2026 1:25 PM  
**To:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Subject:** RE: TIF Assistance Request - 223 E State St

Hi Jay,

I am finalizing the documents to get on the April 6<sup>th</sup> agenda. Just need some additional information: legal name of the entity purchasing the property and will it be the same entity developing the project?  
As soon as I finish, I will send you a copy and we can set a time to meet. You do not need to attend April 6.

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  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Sent:** Tuesday, March 31, 2026 10:27 AM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** TIF Assistance Request - 223 E State St

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Good Morning Cathleen,

We have our preliminary financial analysis complete for the project. I would like to sit down with you to review our approach and discuss the assumptions we are making. What does your availability look like?

Also, is the TIF inducement resolution on track to be presented on April 6th? Unless you feel my attendance is necessary, I will skip this meeting and let you handle the introduction to City Council.

Thank you

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---

**From:** Tymoszenko, Cathleen  
**Sent:** Monday, April 06, 2026 8:46:29 PM  
**To:** 'Jay Garcia'  
**Subject:** RE: TIF Assistance Request - 223 E State St

Hi Jay,  
The TIF Inducement Resolution was approved!

Regarding a meeting, I have a pretty tight schedule this week but am more flexible next week. I can meet anytime in the afternoon- Mon, Tues, Wed or Thursday afternoon would work well. Let me know if that works or if it needs to be sooner.

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  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Sent:** Monday, April 6, 2026 12:51 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** Re: TIF Assistance Request - 223 E State St

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Hi Cathleen,

Thank you for sending this. If it's for internal use, my direct mobile line is (312) 825.6490. My office line is

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**From:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Sent:** Monday, April 6, 2026 12:43 PM  
**To:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Subject:** RE: TIF Assistance Request - 223 E State St

Hi Jay,

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The Resolution specifies Alteza Group, LLC. So after you form the new LLC we will have to document that the individuals in each entity are the same for the authorization to transfer.

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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, 4201  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Sent:** Thursday, April 2, 2026 12:39 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** Re: TIF Assistance Request - 223 E State St

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Hi Cathleen,

The ownership entity will be **1867 Residencia LLC**, but has not been formed yet (in process). For now, you can use:

Alteza Group LLC, or assigns

Thank you

**Jay**

Office: (847) 616-4707

Direct: (312) 825-6490  
[jay@altezagroup.com](mailto:jay@altezagroup.com)  
[www.altezagroup.com](http://www.altezagroup.com)



---

**From:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Sent:** Wednesday, April 1, 2026 1:25 PM  
**To:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Subject:** RE: TIF Assistance Request - 223 E State St

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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. 4201  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

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**From:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Sent:** Tuesday, March 31, 2026 10:27 AM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
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**From:** Tymoszenko, Cathleen  
**Sent:** Monday, April 06, 2026 7:03:28 PM  
**To:** DeGroot, David; Buesing, Matthew  
**Subject:** Fwd: TIF Assistance Request - 223 E State St

FYI-

Cathleen Tymoszenko  
Economic Development Director  
City of Geneva  
22 S. First Street  
Geneva, IL 60134

Begin forwarded message:

**From:** Jay Garcia <jay@altezagroup.com>  
**Date:** April 6, 2026 at 12:51:46?PM CDT  
**To:** "Tymoszenko, Cathleen" <ctymoszenko@geneva.il.us>  
**Subject:** Re: TIF Assistance Request - 223 E State St

?

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**Subject:** RE: TIF Assistance Request - 223 E State St

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[https://www.geneva.il.us/AgendaCenter/ViewFile/Agenda/\\_04062026-2681](https://www.geneva.il.us/AgendaCenter/ViewFile/Agenda/_04062026-2681)  
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**City of Geneva, Illinois**

Economic Development

22 South First Street, Geneva, IL 60134

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**To:** 'Jay Garcia'  
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**From:** Malecki, William  
**Sent:** Sunday, April 05, 2026 3:29:41 PM  
**To:** Voigt, Alex  
**Cc:** Bowring, Anaïs; Fornari, Jeanne  
**Subject:** April 6th COW/CC Questions

I have a few questions about our agendas tomorrow evening.

- Regarding the CC agenda item for the 223 East State Street project, has the developer stated specifically what the TIF funding would be used for? Additionally, please define a "hybrid live/work" unit. Lastly, are these units to be rental units or privately owned after completion?
- Regarding the COW agenda item for the residential facade grant program, how are the funds to be distributed? If there is a large interest in the program, will we be limiting the number of recipients per year? Will these funds be distributed on a first-come first-served basis? Will the funding be based on the size of the project or on a not-to-exceed basis? For example, could one resident receive 2x the amount of another resident for any particular reason? Lastly, will the funding be paid to the recipient up-front or at the completion of the project?

Thank you!

-Billy

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

---

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[www.altezagroup.com](http://www.altezagroup.com)



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**From:** Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Sent:** Wednesday, April 1, 2026 1:25 PM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Subject:** RE: TIF Assistance Request - 223 E State St

Hi Jay,

I am finalizing the documents to get on the April 6<sup>th</sup> agenda. Just need some additional information: legal name of the entity purchasing the property and will it be the same entity developing the project?  
As soon as I finish, I will send you a copy and we can set a time to meet. You do not need to attend April 6.

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  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Tuesday, March 31, 2026 10:27 AM  
**To:** Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** TIF Assistance Request - 223 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.

Good Morning Cathleen,

We have our preliminary financial analysis complete for the project. I would like to sit down with you to review our approach and discuss the assumptions we are making. What does your availability look like?

Also, is the TIF inducement resolution on track to be presented on April 6th? Unless you feel my attendance is necessary, I will skip this meeting and let you handle the introduction to City Council.

Thank you

**The City of Geneva, Illinois Since 1835**

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**From:** Buesing, Matthew  
**Sent:** Thursday, April 02, 2026 2:45:36 PM  
**To:** Malkosky, Jessie  
**Subject:** RE: 223 E State - Concept Plan Presentation?

Yes please!

***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](mailto:mbuesing@geneva.il.us)

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Thursday, April 2, 2026 12:22 PM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Subject:** 223 E State - Concept Plan Presentation?

Hi Matt,

Would you like a concept plan presentation for next week's PZC?

***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](mailto:jmalkosky@geneva.il.us)

---

**From:** Malkosky, Jessie  
**Sent:** Thursday, April 02, 2026 12:21:49 PM  
**To:** Buesing, Matthew  
**Subject:** 223 E State - Concept Plan Presentation?

Hi Matt,

Would you like a concept plan presentation for next week's PZC?

***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](mailto:jmalkosky@geneva.il.us)

---

**From:** Buesing, Matthew  
**Sent:** Wednesday, April 01, 2026 3:45:04 PM  
**To:** 'Jay Garcia'  
**Cc:** DeGroot, David; Malkosky, Jessie; Tymoszenko, Cathleen; Stood, Emily  
**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](tel:630.232.0000), [4303](tel:630.232.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Tymoszenko, Cathleen  
**Sent:** Wednesday, April 01, 2026 1:25:46 PM  
**To:** 'Jay Garcia'  
**Subject:** RE: TIF Assistance Request - 223 E State St

Hi Jay,

I am finalizing the documents to get on the April 6<sup>th</sup> agenda. Just need some additional information: legal name of the entity purchasing the property and will it be the same entity developing the project?  
As soon as I finish, I will send you a copy and we can set a time to meet. You do not need to attend April 6.

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  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Tuesday, March 31, 2026 10:27 AM  
**To:** Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** TIF Assistance Request - 223 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.

Good Morning Cathleen,

We have our preliminary financial analysis complete for the project. I would like to sit down with you to review our approach and discuss the assumptions we are making. What does your availability look like?

Also, is the TIF inducement resolution on track to be presented on April 6th? Unless you feel my attendance is necessary, I will skip this meeting and let you handle the introduction to City Council.

Thank you

---



**From:** Malkosky, Jessie  
**Sent:** Wednesday, April 01, 2026 9:22:51 AM  
**To:** Buesing, Matthew  
**Subject:** RE: 223 E State Street - Concept Plan Staff Report

I love it! This is a bit of a doozy of a concept plan writeup, huh? ☺ Okay so it looks like there are two things to confirm today, which we can try to confirm (or partially confirm) at the meeting at 10am today:

1. What Comprehensive Plan designation should the applicant apply to change the property to?
2. Should we include the "Financing" information in this concept plan review?

**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](mailto:jmalkosky@geneva.il.us)

---

**From:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Sent:** Wednesday, April 1, 2026 9:08 AM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Subject:** RE: 223 E State Street - Concept Plan Staff Report

I rearranged some of the sections and tried to add some more discussion into the zoning analysis. I put some questions for the commission in too, but let me know if you think of anything else to add or change.

[\\CH\\_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street \(2026\)\PZC 4-9-2026\DRAFT\\_StaffAnalysis\\_223 E State Concept\\_4.9.2026\\_mb.docx](#)

**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](mailto:mbuesing@geneva.il.us)

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Tuesday, March 31, 2026 8:30 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Subject:** 223 E State Street - Concept Plan Staff Report

Hi Matt,

I have a draft of the concept plan staff report for you. I still have questions on the following:

- Is this site included in the East State Street Design Guidelines? I thought it was before but now I can't find a map supporting that
- The current Comp Plan designation for this property is General Commercial. The property would need a comprehensive plan map amendment for this project. I'm not sure what it would be amended to or if that amendment makes sense when the surrounding designations are the same.
- The staff report has a "questions for consideration" list. I'm not sure what questions to include.

[\\CH\\_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street \(2026\)\PZC 4-9-2026\DRAFT\\_StaffAnalysis\\_223 E State Concept\\_4.9.2026.docx](#)

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  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

**From:** Buesing, Matthew  
**Sent:** Wednesday, April 01, 2026 9:07:57 AM  
**To:** Malkosky, Jessie  
**Subject:** RE: 223 E State Street - Concept Plan Staff Report

I rearranged some of the sections and tried to add some more discussion into the zoning analysis. I put some questions for the commission in too, but let me know if you think of anything else to add or change.

[\\CH\\_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street \(2026\)\PZC 4-9-2026\DRAFT StaffAnalysis 223 E State Concept 4.9.2026 mb.docx](\\CH_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street (2026)\PZC 4-9-2026\DRAFT StaffAnalysis 223 E State Concept 4.9.2026 mb.docx)

**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](mailto:mbuesing@geneva.il.us)

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Tuesday, March 31, 2026 8:30 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Subject:** 223 E State Street - Concept Plan Staff Report

Hi Matt,

I have a draft of the concept plan staff report for you. I still have questions on the following:

- Is this site included in the East State Street Design Guidelines? I thought it was before but now I can't find a map supporting that
- The current Comp Plan designation for this property is General Commercial. The property would need a comprehensive plan map amendment for this project. I'm not sure what it would be amended to or if that amendment makes sense when the surrounding designations are the same.
- The staff report has a "questions for consideration" list. I'm not sure what questions to include.

[\\CH\\_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street \(2026\)\PZC 4-9-2026\DRAFT StaffAnalysis 223 E State Concept 4.9.2026.docx](\\CH_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street (2026)\PZC 4-9-2026\DRAFT StaffAnalysis 223 E State Concept 4.9.2026.docx)

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](mailto:jmalkosky@geneva.il.us)

---

**From:** Helmrich, Jennifer  
**Sent:** Tuesday, March 31, 2026 11:24:41 AM  
**To:** 'Robert Johnson'  
**Subject:** RE: FOIA Request

Please find attached the City of Geneva's response to your FOIA request. I have sent any and all documents that we have.

***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](mailto:jhelmrich@geneva.il.us)

---

**From:** Robert Johnson <rjohnson@envcg.com>  
**Sent:** Wednesday, March 25, 2026 1:05 PM  
**To:** GFDforward <gfd@geneva.il.us>  
**Subject:** FOIA Request

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

Dear Ms. Helmrich

Completing a Phase I ESA At 223 E. State Street. Seeking information concerning permits, inspections, hazardous materials USTs, ASTs, spills, environmental responses, potable water wells septic systems, and liens.

Robert Johnson, PG, CHMM  
Environmental Consulting Group  
105 S York Street, Suite 250  
Elmhurst, Illinois 60126  
Office 630-607-0060  
Cell 312-907-0766

**From:** Buesing, Matthew  
**Sent:** Tuesday, March 31, 2026 11:10:27 AM  
**To:** Malkosky, Jessie  
**Subject:** RE: 223 E State Street - Concept Plan Staff Report

Great! I'll take a look.

The E State design guidelines are technically just for the area between School Street and Kautz. There's a separate E State Street lighting area though which extends from IL-25 to Kautz.

We'll have to do some thinking about the Comp Plan because you could probably argue either multi-family or downtown commercial/mixed-use. The additional questions section is just for our own benefit if there are specific questions we want the PZC to weigh in on.

***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](mailto:mbuesing@geneva.il.us)

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Tuesday, March 31, 2026 8:30 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Subject:** 223 E State Street - Concept Plan Staff Report

Hi Matt,

I have a draft of the concept plan staff report for you. I still have questions on the following:

- Is this site included in the East State Street Design Guidelines? I thought it was before but now I can't find a map supporting that
- The current Comp Plan designation for this property is General Commercial. The property would need a comprehensive plan map amendment for this project. I'm not sure what it would be amended to or if that amendment makes sense when the surrounding designations are the same.
- The staff report has a "questions for consideration" list. I'm not sure what questions to include.

[\\CH\\_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street \(2026\)\PZC 4-9-2026\DRAFT StaffAnalysis 223 E State Concept 4.9.2026.docx](#)

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  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

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**From:** DeGroot, David  
**Sent:** Tuesday, March 31, 2026 10:31:03 AM  
**To:** Babica, Rich; Davids, Brian  
**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](tel:630.232.4301)  
[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)

---

**From:** Babica, Rich <[rbabica@geneva.il.us](mailto:rbabica@geneva.il.us)>  
**Sent:** Tuesday, March 31, 2026 10:29 AM  
**To:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>; DeGroot, David <[ddegroot@geneva.il.us](mailto: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](mailto:rbabica@geneva.il.us)

---

**From:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
**Sent:** Monday, March 30, 2026 2:27 PM  
**To:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>  
**Cc:** Babica, Rich <[rbabica@geneva.il.us](mailto: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](mailto:bdavids@geneva.il.us)  
[Apply here for a ROW Permit](#)

---

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

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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](mailto:bdavids@geneva.il.us)>  
**Sent:** Wednesday, March 25, 2026 8:09 AM  
**To:** Dan Bruckelmeyer <[dbruckelmeyer@bla-inc.com](mailto:dbruckelmeyer@bla-inc.com)>; Jeremie Lukowicz <[jlukowicz@bla-inc.com](mailto:jlukowicz@bla-inc.com)>; Phillip Keller <[pkeller@bla-inc.com](mailto:pkeller@bla-inc.com)>  
**Cc:** Landers, Nate <[nlanders@geneva.il.us](mailto:nlanders@geneva.il.us)>; VanGyseghem, Bob <[bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)>; Babica, Rich <[rbabica@geneva.il.us](mailto: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](mailto:bdavids@geneva.il.us)

From: Dan Bruckelmeyer <[dbruckelmeyer@bla-inc.com](mailto:dbruckelmeyer@bla-inc.com)>

Sent: Wednesday, March 25, 2026 8:08 AM

To: Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>; Jeremie Lukowicz <[jlukowicz@bla-inc.com](mailto:jlukowicz@bla-inc.com)>; Phillip Keller <[pkeller@bla-inc.com](mailto:pkeller@bla-inc.com)>

Cc: Landers, Nate <[nlanders@geneva.il.us](mailto:nlanders@geneva.il.us)>; VanGyseghem, Bob <[bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)>; Babica, Rich <[rbabica@geneva.il.us](mailto:rbabica@geneva.il.us)>

Subject: RE: [External] 223 E State St. Concept - Utility Services

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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](mailto:bdavids@geneva.il.us)>

Sent: Wednesday, March 25, 2026 7:17 AM

To: Jeremie Lukowicz <[jlukowicz@bla-inc.com](mailto:jlukowicz@bla-inc.com)>; Dan Bruckelmeyer <[dbruckelmeyer@bla-inc.com](mailto:dbruckelmeyer@bla-inc.com)>; Phillip Keller <[pkeller@bla-inc.com](mailto:pkeller@bla-inc.com)>

Cc: Landers, Nate <[nlanders@geneva.il.us](mailto:nlanders@geneva.il.us)>; VanGyseghem, Bob <[bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)>; Babica, Rich <[rbabica@geneva.il.us](mailto: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  
[bdavids@geneva.il.us](mailto:bdavids@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:** Babica, Rich  
**Sent:** Tuesday, March 31, 2026 10:28:32 AM  
**To:** Davids, Brian; DeGroot, David  
**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](mailto:rbabica@geneva.il.us)

---

**From:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
**Sent:** Monday, March 30, 2026 2:27 PM  
**To:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>  
**Cc:** Babica, Rich <[rbabica@geneva.il.us](mailto: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](mailto:bdavids@geneva.il.us)  
[Apply here for a ROW Permit](#)

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**Sent:** Monday, March 30, 2026 2:05:14 PM  
**To:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>; Dan Bruckelmeyer <[dbruckelmeyer@bla-inc.com](mailto:dbruckelmeyer@bla-inc.com)>; Phillip Keller <[pkeller@bla-inc.com](mailto:pkeller@bla-inc.com)>  
**Cc:** Landers, Nate <[nlanders@geneva.il.us](mailto:nlanders@geneva.il.us)>; VanGyseghem, Bob <[bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)>; Babica, Rich <[rbabica@geneva.il.us](mailto:rbabica@geneva.il.us)>  
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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

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

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



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Thanks  
Dan

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

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Thanks,  
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City Engineer

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

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---



**From:** Jay Garcia  
**Sent:** Tuesday, March 31, 2026 10:26:58 AM  
**To:** Tymoszenko, Cathleen  
**Subject:** TIF Assistance Request - 223 E State St

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Good Morning Cathleen,

We have our preliminary financial analysis complete for the project. I would like to sit down with you to review our approach and discuss the assumptions we are making. What does your availability look like?

Also, is the TIF inducement resolution on track to be presented on April 6th? Unless you feel my attendance is necessary, I will skip this meeting and let you handle the introduction to City Council.

Thank you

---

**From:** Davids, Brian  
**Sent:** Monday, March 30, 2026 2:27:18 PM  
**To:** DeGroot, David  
**Cc:** Babica, Rich  
**Subject:** Fw: [External] 223 E State St. Concept - Utility Services

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**Sent:** Monday, March 30, 2026 2:05:14 PM  
**To:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>; Dan Bruckelmeyer <[dbruckelmeyer@bla-inc.com](mailto:dbruckelmeyer@bla-inc.com)>; Phillip Keller <[pkeller@bla-inc.com](mailto:pkeller@bla-inc.com)>  
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**Jeremie Lukowicz, P.E., MPA**  
Director of Municipal Services  
BLA, Inc.  
333 Pierce Road, Suite 200  
Itasca, IL 60143  
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**From:** Jeremie Lukowicz  
**Sent:** Monday, March 30, 2026 2:05:14 PM  
**To:** Davids, Brian; Dan Bruckelmeyer; Phillip Keller  
**Cc:** Landers, Nate; VanGyseghem, Bob; Babica, Rich  
**Subject:** Re: [External] 223 E State St. Concept - Utility Services

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**Cc:** Landers, Nate <nlanders@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>  
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**Brian Davids**

City Engineer

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

**From:** Malkosky, Jessie  
**Sent:** Monday, March 30, 2026 8:59:17 AM  
**To:** Davids, Brian  
**Cc:** Buesing, Matthew  
**Subject:** RE: Geneva PZC Concept Review - April 9

Thanks Brian!

**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](mailto:jmalkosky@geneva.il.us)

---

**From:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
**Sent:** Monday, March 30, 2026 8:55 AM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Subject:** RE: Geneva PZC Concept Review - April 9

Jessie,

Sheet 171 is the Storm Sewer Plan and shows installation of storm sewer to the curb line south of the site, along the north side of E State St

Sheet 194 is the Water Main Plan and shows installation of water main along the southern parkway of E State St and extension of a 6" service to this site.

Sheet 205 is the Sanitary Sewer Plan and shows installation of sanitary sewer along the centerline of E State St. It does not show extension of a service to this site which may indicate intent to reuse the existing but may have just been missed (speculation).

I have requested that our consultant identify any issues from our side with extending the appropriate water and sanitary services to this site and have not heard back yet. I expect few issues with that provision but we will need to act quickly.

**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](mailto:bdavids@geneva.il.us)

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Monday, March 30, 2026 8:46 AM  
**To:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Subject:** RE: Geneva PZC Concept Review - April 9

Hi Brian,

Is there any way you could give Matt and I quick breakdown of what's on these sheets? I'd like to include a blurb about it in the staff report for the concept plan.

**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](mailto:jmalkosky@geneva.il.us)

---

**From:** Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
**Sent:** Thursday, March 26, 2026 2:29 PM  
**To:** 'Jay Garcia' <[jay@altezagroup.com](mailto:jay@altezagroup.com)>; Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>; Zable, Cam <[czable@geneva.il.us](mailto:czable@geneva.il.us)>  
**Subject:** RE: Geneva PZC Concept Review - April 9

Also, FYI that the East State St. (IDOT 61J84) plans are publicly available online here: <https://webapps1.dot.illinois.gov/WCTB/LbContractDetail/Index/ef808cf5-6a5c-4752-bf3e-1c492792d882?page=2&contractId=e521b36f-9190-4aae-8863-122e4b57a840>

Check out sheets 171, 194, and 205

**Brian Davids**

City Engineer

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Subject: RE: Geneva PZC Concept Review - April 9

Unfortunately I can't do a Teams call for this content because we aren't allowed to share the data in a way that a photo can be taken or a screenshot captured.

I have been bouncing from site to site all week but I believe I can find some time to be at our office between 10 am and 3pm tomorrow. If I end up unavailable at our scheduled time, I will have GIS Coordinator Cam Zable ready to discuss with you. What time would you prefer?

Thanks,  
Brian

**Brian Davids**

City Engineer

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No problem, are you available to meet later today or tomorrow morning? Would a Teams call work better?

---

From: Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
Sent: Thursday, March 26, 2026 1:13 PM  
To: Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>; Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
Cc: DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
Subject: Re: Geneva PZC Concept Review - April 9

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**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](mailto:bdavids@geneva.il.us)

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Power  
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Storm  
Sanitary  
Telecom Data if Available

Thank you

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Jay,

I'm looping in our City Engineer, Brian Davids. Please coordinate with Brian on the best way to obtain the necessary utility info.

Thanks!

**Matt Buesing**

City Planner

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

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In the meantime, if any questions come up, please don't hesitate to reach out. Thanks!

**Matt Buesing**

City Planner

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Desk: 630.232.0000, 4303  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

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**From:** Davids, Brian  
**Sent:** Monday, March 30, 2026 8:55:05 AM  
**To:** Malkosky, Jessie  
**Cc:** Buesing, Matthew  
**Subject:** RE: Geneva PZC Concept Review - April 9

Jessie,

Sheet 171 is the Storm Sewer Plan and shows installation of storm sewer to the curb line south of the site, along the north side of E State St

Sheet 194 is the Water Main Plan and shows installation of water main along the southern parkway of E State St and extension of a 6" service to this site.

Sheet 205 is the Sanitary Sewer Plan and shows installation of sanitary sewer along the centerline of E State St. It does not show extension of a service to this site which may indicate intent to reuse the existing but may have just been missed (speculation).

I have requested that our consultant identify any issues from our side with extending the appropriate water and sanitary services to this site and have not heard back yet. I expect few issues with that provision but we will need to act quickly.

**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](mailto:bdavids@geneva.il.us)

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**From:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Sent:** Monday, March 30, 2026 8:46 AM  
**To:** Davids, Brian <bdavids@geneva.il.us>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Subject:** RE: Geneva PZC Concept Review - April 9

Hi Brian,

Is there any way you could give Matt and I quick breakdown of what's on these sheets? I'd like to include a blurb about it in the staff report for the concept plan.

**Jessie Malkosky**

Assistant City Planner

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**Subject:** RE: Geneva PZC Concept Review - April 9

Also, FYI that the East State St. (IDOT 61J84) plans are publicly available online here: <https://webapps1.dot.illinois.gov/WCTB/LbContractDetail/Index/ef808cf5-6a5c-4752-bf3e-1c492792d882?page=2&contractId=e521b36f-9190-4aae-8863-122e4b57a840>

Check out sheets 171, 194, and 205

**Brian Davids**

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Unfortunately I can't do a Teams call for this content because we aren't allowed to share the data in a way that a photo can be taken or a screenshot captured.

I have been bouncing from site to site all week but I believe I can find some time to be at our office between 10 am and 3pm tomorrow. If I end up unavailable at our scheduled time, I will have GIS Coordinator Cam Zable ready to discuss with you. What time would you prefer?

Thanks,  
Brian

**Brian Davids**

City Engineer

City of Geneva, Illinois  
Geneva Public Works Department, Engineering Division  
1800 South Street, Geneva, IL 60134  
**Desk:** 630.232.1501



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Thank you

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**Cc:** Buesing, Matthew  
**Subject:** RE: Geneva PZC Concept Review - April 9

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Check out sheets 171, 194, and 205

**Brian Davids**

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**To:** 'Jay Garcia' <[jay@altezagroup.com](mailto:jay@altezagroup.com)>; Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>; Zable, Cam <[czable@geneva.il.us](mailto:czable@geneva.il.us)>  
**Subject:** RE: Geneva PZC Concept Review - April 9

Unfortunately I can't do a Teams call for this content because we aren't allowed to share the data in a way that a photo can be taken or a screenshot captured.

I have been bouncing from site to site all week but I believe I can find some time to be at our office between 10 am and 3pm tomorrow. If I end up unavailable at our scheduled time, I will have GIS Coordinator Cam Zable ready to discuss with you. What time would you prefer?

Thanks,  
Brian

**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](mailto:bdavids@geneva.il.us)

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Let me know if you'd like to pursue that and some times that work for you and I'll schedule either myself or my GIS team to work with you on that.

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Thanks Matt.

Brian, can you please send me a GIS map showing all utilities servicing the property located at 223 E State St?

Power  
Gas  
Storm  
Sanitary  
Telecom Data if Available

Thank you

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City Planner

City of Geneva, Illinois  
Community Development Department  
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In the meantime, if any questions come up, please don't hesitate to reach out. Thanks!

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---

**From:** Buesing, Matthew  
**Sent:** Friday, March 27, 2026 9:58:19 AM  
**To:** Malkosky, Jessie  
**Subject:** 223 E State Folder

I'm saving the PZC items here: [\\CH\\_SERVER\comdev\Planning and Zoning Commission\Concept Plans\223 E State Street \(2026\)\PZC 4-9-2026](#)

***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](mailto:mbuesing@geneva.il.us)

---



**From:** Davids, Brian  
**Sent:** Friday, March 27, 2026 6:50:13 AM  
**To:** 'Jay Garcia'; Buesing, Matthew  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie; Zable, Cam  
**Subject:** RE: Geneva PZC Concept Review - April 9

Sounds good, see you then. Our office is located at 1800 South St, just a few minutes west of 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  
[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)

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**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Thursday, March 26, 2026 3:19 PM  
**To:** Davids, Brian <bdavids@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Zable, Cam <czable@geneva.il.us>  
**Subject:** Re: Geneva PZC Concept Review - April 9

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Let's plan on meeting at 1:00PM tomorrow. Thanks for sharing the link; this helps.

Thank you

---

**From:** Davids, Brian <bdavids@geneva.il.us>  
**Sent:** Thursday, March 26, 2026 2:29 PM  
**To:** Jay Garcia <jay@altezagroup.com>; Buesing, Matthew <mbuesing@geneva.il.us>  
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Also, FYI that the East State St. (IDOT 61J84) plans are publicly available online here: <https://webapps1.dot.illinois.gov/WCTB/LbContractDetail/Index/ef808cf5-6a5c-4752-bf3e-1c492792d882?page=2&contractId=e521b36f-9190-4aae-8863-122e4b57a840>

Check out sheets 171, 194, and 205

**Brian Davids**

City Engineer

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## Matt Buesing

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**From:** Burns, Kevin  
**Sent:** Thursday, March 26, 2026 5:20:56 PM  
**To:** DeGroot, David  
**Cc:** Voigt, Alex  
**Subject:** Re: 223 E State St

Thank you

On Mar 26, 2026, at 2:56?PM, DeGroot, David <ddegroot@geneva.il.us> wrote:

?

Follow up from our discussion earlier, it is the Alteza Group. Our contact has been Jay Garcia.

<https://www.altezagroup.com/>

**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](mailto:ddegroot@geneva.il.us)

---

**From:** Jay Garcia  
**Sent:** Thursday, March 26, 2026 3:19:28 PM  
**To:** Davids, Brian; Buesing, Matthew  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie; Zable, Cam  
**Subject:** Re: Geneva PZC Concept Review - April 9

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

Let's plan on meeting at 1:00PM tomorrow. Thanks for sharing the link; this helps.

Thank you

---

**From:** Davids, Brian <bdavids@geneva.il.us>  
**Sent:** Thursday, March 26, 2026 2:29 PM  
**To:** Jay Garcia <jay@altezagroup.com>; Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Zable, Cam <czable@geneva.il.us>  
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Check out sheets 171, 194, and 205

**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](mailto:bdavids@geneva.il.us)

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**Sent:** Thursday, March 26, 2026 2:20 PM  
**To:** 'Jay Garcia' <jay@altezagroup.com>; Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Zable, Cam <czable@geneva.il.us>  
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I have been bouncing from site to site all week but I believe I can find some time to be at our office between 10 am and 3pm tomorrow. If I end up unavailable at our scheduled time, I will have GIS Coordinator Cam Zable ready to discuss with you. What time would you prefer?

Thanks,  
Brian

**Brian Davids**

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**Sent:** Thursday, March 26, 2026 2:08 PM  
**To:** Davids, Brian <bdavids@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
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**Subject:** Re: Geneva PZC Concept Review - April 9

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**Brian Davids**

City Engineer

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Sent: Thursday, March 26, 2026 8:47:19 AM  
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Cc: DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>; Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
Subject: Re: Geneva PZC Concept Review - April 9

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Thanks Matt.

Brian, can you please send me a GIS map showing all utilities servicing the property located at 223 E State St?

Power  
Gas  
Storm  
Sanitary  
Telecom Data if Available

Thank you

---

From: Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
Sent: Thursday, March 26, 2026 8:42 AM  
To: Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
Cc: DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>; Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>  
Subject: RE: Geneva PZC Concept Review - April 9

Jay,

I'm looping in our City Engineer, Brian Davids. Please coordinate with Brian on the best way to obtain the necessary utility info.

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](mailto:mbuesing@geneva.il.us)

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From: Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
Sent: Wednesday, March 25, 2026 2:30 PM  
To: Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
Cc: DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
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Thanks Matt. Who should I reach out to for a GIS map showing all utilities servicing the property?

---

From: Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
Sent: Wednesday, March 25, 2026 2:23 PM  
To: Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
Cc: DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
Subject: RE: Geneva PZC Concept Review - April 9

No, you're all set!

**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](mailto:mbuesing@geneva.il.us)

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Sent: Wednesday, March 25, 2026 10:08 AM  
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Subject: Re: Geneva PZC Concept Review - April 9

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Okay sounds great, will do. Is there any paperwork I must fill out for the concept review meeting with P&Z?

---

From: Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
Sent: Wednesday, March 25, 2026 9:38 AM

To: Jay Garcia <jay@altezagroup.com>  
Cc: DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
Subject: Geneva PZC Concept Review - April 9

Hi Jay,

Thanks for coming in yesterday to discuss the proposal for 223 E State Street. I'm just confirming that we are scheduled to hold a concept review with the Planning & Zoning Commission on Thursday, April 9<sup>th</sup>. Meetings are held at Geneva City Hall and begin at 7 pm.

I should have everything that I need for the meeting, but if you guys revise the plans or want feedback on any other items, please send me those revisions by Thursday, April 2<sup>nd</sup>. We are also finalizing our thoughts on what the specific zoning application will be for this project, so I'll send a separate email once we make that determination.

In the meantime, if any questions come up, please don't hesitate to reach out. 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](mailto:mbuesing@geneva.il.us)

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**From:** DeGroot, David  
**Sent:** Thursday, March 26, 2026 2:56:32 PM  
**To:** Burns, Kevin; Voigt, Alex  
**Subject:** 223 E State St

Follow up from our discussion earlier, it is the Alteza Group. Our contact has been Jay Garcia.

<https://www.altezagroup.com/>

***David DeGroot***

Director of Community Development

City of Geneva, Illinois  
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[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)

---



**From:** Davids, Brian  
**Sent:** Thursday, March 26, 2026 2:29:06 PM  
**To:** 'Jay Garcia'; Buesing, Matthew  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie; Zable, Cam  
**Subject:** RE: Geneva PZC Concept Review - April 9

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Check out sheets 171, 194, and 205

**Brian Davids**

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Thanks,  
Brian

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Gas  
Storm  
Sanitary  
Telecom Data if Available

Thank you

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Jay,

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**Matt Buesing**

City Planner

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**Sent:** Wednesday, March 25, 2026 2:23 PM  
**To:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Cc:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Subject:** RE: Geneva PZC Concept Review - April 9

No, you're all set!

**Matt Buesing**

City Planner

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**Cc:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Subject:** Re: Geneva PZC Concept Review - April 9

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**Sent:** Wednesday, March 25, 2026 9:38 AM  
**To:** Jay Garcia <[jay@altezagroup.com](mailto:jay@altezagroup.com)>  
**Cc:** DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Subject:** Geneva PZC Concept Review - April 9

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In the meantime, if any questions come up, please don't hesitate to reach out. 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](mailto:mbuesing@geneva.il.us)

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**From:** Davids, Brian  
**Sent:** Thursday, March 26, 2026 2:20:05 PM  
**To:** 'Jay Garcia'; Buesing, Matthew  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie; Zable, Cam  
**Subject:** RE: Geneva PZC Concept Review - April 9

Unfortunately I can't do a Teams call for this content because we aren't allowed to share the data in a way that a photo can be taken or a screenshot captured.

I have been bouncing from site to site all week but I believe I can find some time to be at our office between 10 am and 3pm tomorrow. If I end up unavailable at our scheduled time, I will have GIS Coordinator Cam Zable ready to discuss with you. What time would you prefer?

Thanks,  
Brian

**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](mailto:bdavids@geneva.il.us)

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Thank you

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**Matt Buesing**

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**Matt Buesing**

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From: Buesing, Matthew <mbuesing@geneva.il.us>  
Sent: Wednesday, March 25, 2026 9:38 AM  
To: Jay Garcia <jay@altezagroup.com>  
Cc: DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
Subject: Geneva PZC Concept Review - April 9

Hi Jay,

Thanks for coming in yesterday to discuss the proposal for 223 E State Street. I'm just confirming that we are scheduled to hold a concept review with the Planning & Zoning Commission on Thursday, April 9<sup>th</sup>. Meetings are held at Geneva City Hall and begin at 7 pm.

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In the meantime, if any questions come up, please don't hesitate to reach out. 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](mailto:mbuesing@geneva.il.us)

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**From:** Jay Garcia  
**Sent:** Thursday, March 26, 2026 8:47:19 AM  
**To:** Buesing, Matthew  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie; Davids, Brian  
**Subject:** Re: Geneva PZC Concept Review - April 9

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Thanks Matt.

Brian, can you please send me a GIS map showing all utilities servicing the property located at 223 E State St?

Power  
Gas  
Storm  
Sanitary  
Telecom Data if Available

Thank you

---

**From:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Sent:** Thursday, March 26, 2026 8:42 AM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>  
**Subject:** RE: Geneva PZC Concept Review - April 9

Jay,

I'm looping in our City Engineer, Brian Davids. Please coordinate with Brian on the best way to obtain the necessary utility info.

Thanks!

**Matt Buesing**

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22 South First Street, Geneva, IL 60134  
**Desk:** 630.232.0000, 4303  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Wednesday, March 25, 2026 2:30 PM  
**To:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Subject:** Re: Geneva PZC Concept Review - April 9

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**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Subject:** RE: Geneva PZC Concept Review - April 9

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**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Wednesday, March 25, 2026 10:08 AM  
**To:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
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Cc: DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
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**From:** Buesing, Matthew  
**Sent:** Thursday, March 26, 2026 8:41:58 AM  
**To:** 'Jay Garcia'  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie; Davids, Brian  
**Subject:** RE: Geneva PZC Concept Review - April 9

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[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

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**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Wednesday, March 25, 2026 2:30 PM  
**To:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
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**Subject:** RE: Geneva PZC Concept Review - April 9

No, you're all set!

**Matt Buesing**

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[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

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**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Wednesday, March 25, 2026 10:08 AM  
**To:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Subject:** Re: Geneva PZC Concept Review - April 9

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**Sent:** Wednesday, March 25, 2026 9:38 AM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Subject:** Geneva PZC Concept Review - April 9

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**From:** Stood, Emily  
**Sent:** Wednesday, March 25, 2026 4:30:45 PM  
**To:** Buesing, Matthew  
**Cc:** DeGroot, David; Malkosky, Jessie  
**Subject:** 223 E State

Hey,

Attached is a brief write up on 223 E State's history and the options for financial incentives that might be available for it. I'm also attaching the Guide to Landmarking and Nomination Forms so you don't have to dig for them! The Guide might be especially useful since it outlines the landmarking process and what it means for future work on the property more intensively than what I highlighted in the analysis doc.

Let me know if you need any extra details!

***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](mailto:estood@geneva.il.us)

---

**From:** Jay Garcia  
**Sent:** Wednesday, March 25, 2026 2:29:35 PM  
**To:** Buesing, Matthew  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie  
**Subject:** Re: Geneva PZC Concept Review - April 9

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Thanks Matt. Who should I reach out to for a GIS map showing all utilities servicing the property?

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**Sent:** Wednesday, March 25, 2026 2:23 PM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Subject:** RE: Geneva PZC Concept Review - April 9

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**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](mailto:mbuesing@geneva.il.us)

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**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Wednesday, March 25, 2026 10:08 AM  
**To:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Subject:** Re: Geneva PZC Concept Review - April 9

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**Sent:** Wednesday, March 25, 2026 9:38 AM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Subject:** Geneva PZC Concept Review - April 9

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**From:** Buesing, Matthew  
**Sent:** Wednesday, March 25, 2026 2:23:09 PM  
**To:** 'Jay Garcia'  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie  
**Subject:** RE: Geneva PZC Concept Review - April 9

No, you're all set!

**Matt Buesing**

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**From:** Jay Garcia  
**Sent:** Wednesday, March 25, 2026 10:08:06 AM  
**To:** Buesing, Matthew  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie  
**Subject:** Re: Geneva PZC Concept Review - April 9

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**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** DeGroot, David <ddegroot@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>  
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**Sent:** Wednesday, March 25, 2026 9:38:28 AM  
**To:** 'Jay Garcia'  
**Cc:** DeGroot, David; Tymoszenko, Cathleen; Malkosky, Jessie  
**Subject:** Geneva PZC Concept Review - April 9

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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), [4303](tel:4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---



**From:** Davids, Brian  
**Sent:** Wednesday, March 25, 2026 8:10:24 AM  
**To:** Tymoszenko, Cathleen; DeGroot, David; Buesing, Matthew  
**Subject:** FW: [External] 223 E State St. Concept - Utility Services

FYI. I interpret that as 'no big deal'

Challenge on our side is determining when we know that this project is a go, and in a relatively short timeframe.

**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](mailto: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

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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>  
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\_\_\_\_\_  
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**From:** Davids, Brian  
**Sent:** Wednesday, March 25, 2026 8:09:28 AM  
**To:** 'Dan Bruckelmeyer'; Jeremie Lukowicz; Phillip Keller  
**Cc:** Landers, Nate; VanGyseghem, Bob; Babica, Rich  
**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](mailto:bdavids@geneva.il.us)

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**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

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

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**From:** Jeremie Lukowicz  
**Sent:** Wednesday, March 25, 2026 7:17:27 AM  
**To:** Davids, Brian  
**Subject:** Automatic reply: [External] 223 E State St. Concept - Utility Services

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?

I will be out of the office with limited access to email until March 30, If you need immediate assistance please call the BLA office at 630-438-6400.

---

**From:** Davids, Brian  
**Sent:** Wednesday, March 25, 2026 7:17:07 AM  
**To:** 'Jeremie Lukowicz'; 'Dan Bruckelmeyer'; 'Phillip Keller'  
**Cc:** Landers, Nate; VanGyseghem, Bob; Babica, Rich  
**Subject:** 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,  
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1800 South Street, Geneva, IL 60134  
**Desk:** [630.232.1501](tel:630.232.1501)  
[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)

---

**From:** Jay Garcia  
**Sent:** Monday, March 23, 2026 5:14:46 PM  
**To:** Malkosky, Jessie  
**Cc:** Buesing, Matthew  
**Subject:** Re: 223 E. State Street - Development Staff Meeting

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Thank you Jessie, I should be able to be there in person.

- J

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---

**From:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Sent:** Monday, March 23, 2026 3:01:07 PM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Subject:** RE: 223 E. State Street - Development Staff Meeting

Hello Jay,

Here is the Zoom invite for 9:30 AM tomorrow to discuss the concept plan.

City of Geneva is inviting you to a scheduled Zoom meeting.

Topic: Development Staff - 223 E State Street Concept  
Time: Mar 24, 2026 09:30 AM Central Time (US and Canada)  
Join Zoom Meeting  
<https://us06web.zoom.us/j/7050187237?pwd=eEY0cjYraDFQck5rWDc2b2p4SU4wUT09&omn=87901218113>

Meeting ID: 705 018 7237  
Passcode: 631482

One tap mobile  
+13126266799,,7050187237#,,,,\*631482# US (Chicago)  
+13092053325,,7050187237#,,,,\*631482# US

Join instructions  
[https://us06web.zoom.us/join/87901218113/invitations?signature=uieQL7f5eyXQ8AChTM-4yFwm\\_Eb4ZP36VsCq\\_o0CHLc](https://us06web.zoom.us/join/87901218113/invitations?signature=uieQL7f5eyXQ8AChTM-4yFwm_Eb4ZP36VsCq_o0CHLc)

**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](mailto:jmalkosky@geneva.il.us)

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Friday, March 20, 2026 3:59 PM  
**To:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** Re: 223 E. State Street - Development Staff Meeting  
**Importance:** High

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Hi Jessie,

Please see attached revised site plan and proposed building elevations for 223 E State St. We staggered the buildings (front) setbacks and combined two of the buildings into a single 6-unit building on the far left. The ground floor units are now proposed to be hybrid live/work DUs with tall ceilings as discussed in our last meeting. This is all a work in progress as we move forward in the process.

Look forward to speaking with you guys again.

Thank you

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Friday, March 6, 2026 1:21 PM  
**To:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** Re: 223 E. State Street - Development Staff Meeting

Hi Jessie,

Yes, we should be able to make it. Do you have any prelim. comments we can review in the meantime? Does the concept plan have enough detail for the various departments to review?

From: Malkosky, Jessie <jmalkosky@geneva.il.us>  
Sent: Friday, March 6, 2026 8:09 AM  
To: Jay Garcia <jay@altezagroup.com>  
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
Subject: RE: 223 E. State Street - Development Staff Meeting

Hello Jay,

Would you mind confirming your attendance at 10:30am this upcoming Tuesday?

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](mailto:jmalkosky@geneva.il.us)

---

From: Malkosky, Jessie  
Sent: Tuesday, March 3, 2026 8:32 AM  
To: 'Jay Garcia' <jay@altezagroup.com>  
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
Subject: 223 E. State Street - Development Staff Meeting

Hi Jay,

The other group canceled so we can have you come in at 10:30 am Tuesday, March 10 for our Development Staff meeting. Please enter through the building department at 109 James St., Geneva, IL 60134. I'll send you a meeting invite for your calendar.

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](mailto:jmalkosky@geneva.il.us)

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Meeting ID: 705 018 7237  
Passcode: 631482

—

One tap mobile  
+13126266799,,7050187237#,,,,\*631482# US (Chicago)  
+13092053325,,7050187237#,,,,\*631482# US

Join instructions  
<https://us06web.zoom.us/join/7050187237?pwd=eEY0cYraDFQck5rWDc2b2p4SU4wUT09&omn=87901218113>

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Assistant City Planner



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**From:** Davids, Brian  
**Sent:** Monday, March 23, 2026 8:34:39 AM  
**To:** VanGyseghem, Bob  
**Subject:** Re: Development Staff Agenda - March 24, 2026

Yes if it moves forward we will need to add sanitary and water services to support it. Nate, at what point do we amend the ESS plans to accommodate it, do they need a demo permit in, or just concept?

Brian Davids, P.E.  
City Of Geneva  
Dept. of Public Works, Engineering Division  
City Engineer  
(630) 232-1501  
[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)  
[Apply here for a ROW Permit](#)

---

**From:** VanGyseghem, Bob <bvangyseghem@geneva.il.us>  
**Sent:** Monday, March 23, 2026 7:52:22 AM  
**To:** Davids, Brian <bdavids@geneva.il.us>  
**Subject:** FW: Development Staff Agenda - March 24, 2026

Brian,

We need to add sanitary laterals for the development at 223 E. State.

**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  
[bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)

---

**From:** Buesing, Matthew <mbuesing@geneva.il.us>  
**Sent:** Friday, March 20, 2026 4:12 PM  
**To:** Ahern, Timothy <tahern@geneva.il.us>; Antenore, Michael <mantenore@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>; Dean, Matthew <mdean@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Javed, Dan <djaved@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Orozco, C. Elton <corozco@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Ruiz, Jose <jruiz@geneva.il.us>; Schultze, Dustin <dschultze@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>  
**Subject:** Development Staff Agenda - March 24, 2026

Good afternoon,

Please find the agenda for next Tuesday's development staff agenda attached. We have several conceptual plans to go over, so if there are any questions about the proposals, 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](mailto:mbuesing@geneva.il.us)

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**Sent:** Monday, March 23, 2026 7:52:22 AM  
**To:** Davids, Brian  
**Subject:** FW: Development Staff Agenda - March 24, 2026

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**Bob VanGyseghem**  
Superintendent of Water/WW

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Geneva Public Works Department, Water Division  
1800 South Street, Geneva, IL 60134  
Desk: [630.232.1551](tel:630.232.1551)  
[bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)

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**From:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Sent:** Friday, March 20, 2026 4:12 PM  
**To:** Ahern, Timothy <[tahern@geneva.il.us](mailto:tahern@geneva.il.us)>; Antenore, Michael <[mantenore@geneva.il.us](mailto:mantenore@geneva.il.us)>; Babica, Rich <[rbabica@geneva.il.us](mailto:rbabica@geneva.il.us)>; Byrne, Brian <[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)>; Davids, Brian <[bdavids@geneva.il.us](mailto:bdavids@geneva.il.us)>; Dean, Matthew <[mdean@geneva.il.us](mailto:mdean@geneva.il.us)>; DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Hilkemann, Jennifer <[jhilkemann@geneva.il.us](mailto:jhilkemann@geneva.il.us)>; Holton, Aaron <[aholton@geneva.il.us](mailto:aholton@geneva.il.us)>; Javed, Dan <[djaved@geneva.il.us](mailto:djaved@geneva.il.us)>; Johnson, Lauri <[ljohnson@geneva.il.us](mailto:ljohnson@geneva.il.us)>; Landers, Nate <[nlanders@geneva.il.us](mailto:nlanders@geneva.il.us)>; Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>; Orozco, C. Elton <[corozco@geneva.il.us](mailto:corozco@geneva.il.us)>; Reith, Christine <[creith@geneva.il.us](mailto:creith@geneva.il.us)>; Ruiz, Jose <[jruiz@geneva.il.us](mailto:jruiz@geneva.il.us)>; Schultze, Dustin <[dschultze@geneva.il.us](mailto:dschultze@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; VanGyseghem, Bob <[bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)>; Voigt, Alex <[avoigt@geneva.il.us](mailto:avoigt@geneva.il.us)>  
**Subject:** Development Staff Agenda - March 24, 2026

Good afternoon,

Please find the agenda for next Tuesday's development staff agenda attached. We have several conceptual plans to go over, so if there are any questions about the proposals, 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](tel:630.232.0000), [4303](tel:630.232.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Buesing, Matthew  
**Sent:** Friday, March 20, 2026 4:25:20 PM  
**To:** 'Jay Garcia'  
**Cc:** Malkosky, Jessie  
**Subject:** RE: 223 E. State Street - Development Staff Meeting

Thanks, Jay! I've got you on the agenda for 9:30 am. Can you please send me a teams link or your preferred virtual meeting link for that time?

**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](mailto:mbuesing@geneva.il.us)

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**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Friday, March 20, 2026 3:59 PM  
**To:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** Re: 223 E. State Street - Development Staff Meeting  
**Importance:** High

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

Hi Jessie,

Please see attached revised site plan and proposed building elevations for 223 E State St. We staggered the buildings (front) setbacks and combined two of the buildings into a single 6-unit building on the far left. The ground floor units are now proposed to be hybrid live/work DUs with tall ceilings as discussed in our last meeting. This is all a work in progress as we move forward in the process.

Look forward to speaking with you guys again.

Thank you

---

**From:** Jay Garcia <jay@altezagroup.com>  
**Sent:** Friday, March 6, 2026 1:21 PM  
**To:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** Re: 223 E. State Street - Development Staff Meeting

Hi Jessie,

Yes, we should be able to make it. Do you have any prelim. comments we can review in the meantime? Does the concept plan have enough detail for the various departments to review?

---

**From:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Sent:** Friday, March 6, 2026 8:09 AM  
**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** RE: 223 E. State Street - Development Staff Meeting

Hello Jay,

Would you mind confirming your attendance at 10:30am this upcoming Tuesday?

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](mailto:jmalkosky@geneva.il.us)

---

**From:** Malkosky, Jessie  
**Sent:** Tuesday, March 3, 2026 8:32 AM  
**To:** 'Jay Garcia' <jay@altezagroup.com>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** 223 E. State Street - Development Staff Meeting

Hi Jay,

The other group canceled so we can have you come in at 10:30 am Tuesday, March 10 for our Development Staff meeting. Please enter through the building department at 109 James St., Geneva, IL 60134. I'll send you a meeting invite for your calendar.

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](mailto:jmalkosky@geneva.il.us)

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**From:** Buesing, Matthew

**Sent:** Friday, March 20, 2026 4:12:02 PM

**To:** Ahern, Timothy; Antenore, Michael; Babica, Rich; Byrne, Brian; Davids, Brian; Dean, Matthew; DeGroot, David; Hilkemann, Jennifer; Holton, Aaron; Javed, Dan; Johnson, Lauri; Landers, Nate; Malkosky, Jessie; Orozco, C. Elton; Reith, Christine; Ruiz, Jose; Schultze, Dustin; Tymoszenko, Cathleen; VanGyseghem, Bob; Voigt, Alex

**Subject:** Development Staff Agenda - March 24, 2026

Good afternoon,

Please find the agenda for next Tuesday's development staff agenda attached. We have several conceptual plans to go over, so if there are any questions about the proposals, 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](tel:630.232.0000) [4303](tel:630.232.4303)

[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Jay Garcia  
**Sent:** Friday, March 20, 2026 3:58:56 PM  
**To:** Malkosky, Jessie  
**Cc:** Buesing, Matthew; Stood, Emily; Tymoszenko, Cathleen  
**Subject:** Re: 223 E. State Street - Development Staff Meeting

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**Sent:** Friday, March 6, 2026 1:21 PM  
**To:** Malkosky, Jessie <jmalkosky@geneva.il.us>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
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**To:** Jay Garcia <jay@altezagroup.com>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** RE: 223 E. State Street - Development Staff Meeting

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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  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

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**From:** Malkosky, Jessie  
**Sent:** Tuesday, March 3, 2026 8:32 AM  
**To:** 'Jay Garcia' <jay@altezagroup.com>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@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  
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