

From: Malkosky, Jessie
Sent: Friday, March 20, 2026 1:14:32 PM
To: Buesing, Matthew
Subject: RE: Development Staff Agenda

Yes it does.

Jessie Malkosky
Assistant City Planner

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

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Friday, March 20, 2026 1:09 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: Development Staff Agenda

Yeah, that should work. Do you know if 9:30 am works for Jay?

Matt Buesing
City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)
mbuesing@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, March 20, 2026 11:15 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Development Staff Agenda
Importance: High

Hi Matt,

Jay with 223 E State Street has a new site plan and elevations and he wants to go over them with us on Tuesday. Could you put him on the agenda? He said he would get us the materials by 3pm today. He would like to meet virtually via Zoom.

Jessie Malkosky
Assistant City Planner

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

From: Buesing, Matthew
Sent: Friday, March 20, 2026 1:08:53 PM
To: Malkosky, Jessie
Subject: RE: Development Staff Agenda

Yeah, that should work. Do you know if 9:30 am works for Jay?

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)
mbuesing@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, March 20, 2026 11:15 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Development Staff Agenda
Importance: High

Hi Matt,

Jay with 223 E State Street has a new site plan and elevations and he wants to go over them with us on Tuesday. Could you put him on the agenda? He said he would get us the materials by 3pm today. He would like to meet virtually via Zoom.

Jessie Malkosky

Assistant City Planner

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

From: Malkosky, Jessie
Sent: Friday, March 20, 2026 11:14:54 AM
To: Buesing, Matthew
Subject: Development Staff Agenda

Hi Matt,

Jay with 223 E State Street has a new site plan and elevations and he wants to go over them with us on Tuesday. Could you put him on the agenda? He said he would get us the materials by 3pm today. He would like to meet virtually via Zoom.

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

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

From: Jay Garcia
Sent: Friday, March 06, 2026 1:21:51 PM
To: Malkosky, Jessie
Cc: Buesing, Matthew; Stood, Emily; Tymoszenko, Cathleen
Subject: Re: 223 E. State Street - Development Staff Meeting

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

Hi Jessie,

Yes, we 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](tel:630.232.0000), [4302](tel:630.232.0000)
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](tel:630.232.0000), [4302](tel:630.232.0000)
jmalkosky@geneva.il.us

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Buesing, Matthew

Sent: Friday, March 06, 2026 9:08:15 AM

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 10, 2026

Good morning,

Please see the agenda and associated documents for next week's development staff meeting attached. We have several discussions about some changes to projects that we've looked at before: Mill Race Cyclery kayak storage, Cetron concept from Pulte, and 2088 Geneva Drive rail extension. We also have a new concept proposal for the redevelopment of 223 E State Street.

It's a pretty packed agenda, so please let me know if you are not able to attend or if you have any questions.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois

Community Development Department
22 South First Street, Geneva, IL 60134

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

From: Malkosky, Jessie
Sent: Friday, March 06, 2026 8:09:34 AM
To: 'Jay Garcia'
Cc: Buesing, Matthew; Stood, Emily; Tymoszenko, Cathleen
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](tel:630.232.0000.4302)
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](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Tymoszenko, Cathleen
Sent: Tuesday, March 03, 2026 3:49:24 PM
To: 'Cassie Robbins'
Subject: RE: 223 E State, Geneva

Hello,
Please see the application packet at the link below. I would be glad to discuss your project in greater detail before you start to work on the application.
<https://www.geneva.il.us/DocumentCenter/View/16128/2025-04-23-Historic-Preservation-Final-02192026-fillablepdf-?bidId=>

Please feel free to call when you are ready.

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

From: Cassie Robbins <cassie@hrqsells.com>
Sent: Wednesday, February 25, 2026 10:25 AM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State, Geneva

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

Wonderful, what would that process look like?

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178



On Wed, Feb 25, 2026 at 8:29?AM Tymoszenko, Cathleen <ctymoszenko@geneva.il.us> wrote:

Yes... definitely. The program will prioritize ADA upgrades for historic properties.

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

From: Cassie Robbins <cassie@hrqsells.com>
Sent: Tuesday, February 24, 2026 1:53 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: [223 E State, Geneva](#)

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

Hi Cathleen,

Just a quick question- if someone wanted to install a ramp for ADA, would this qualify for the adaptive use funds?

Thank you,

—
Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](#)
[Sycamore, IL 60178](#)



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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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



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

From: Malkosky, Jessie
Sent: Tuesday, March 03, 2026 8:32:02 AM
To: 'Jay Garcia'
Cc: Buesing, Matthew; Stood, Emily; Tymoszenko, Cathleen
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](tel:630.232.0000.4302)
jmalkosky@geneva.il.us

From: Buesing, Matthew
Sent: Monday, March 02, 2026 4:31:14 PM
To: Malkosky, Jessie
Subject: RE: 223 E. State Street - Questions

Ok, the other group isn't going to make it to the March 10 meeting, so we can have Jay come in at 10:30.

Thanks!

Matt Buesing
City Planner

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

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Monday, March 2, 2026 3:58 PM
To: 'Jay Garcia' <jay@altezagroup.com>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: RE: 223 E. State Street - Questions

Hi Jay,

Per our phone conversation today, we are trying to schedule you for around 11am next Tuesday, March 10th for our Development Staff meeting. We are still waiting on word back from a representative from another project, but once they respond we can confirm you time. We should know by later this week.

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, February 26, 2026 11:52 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: Re: 223 E. State Street - Questions

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

Hi Jessie,

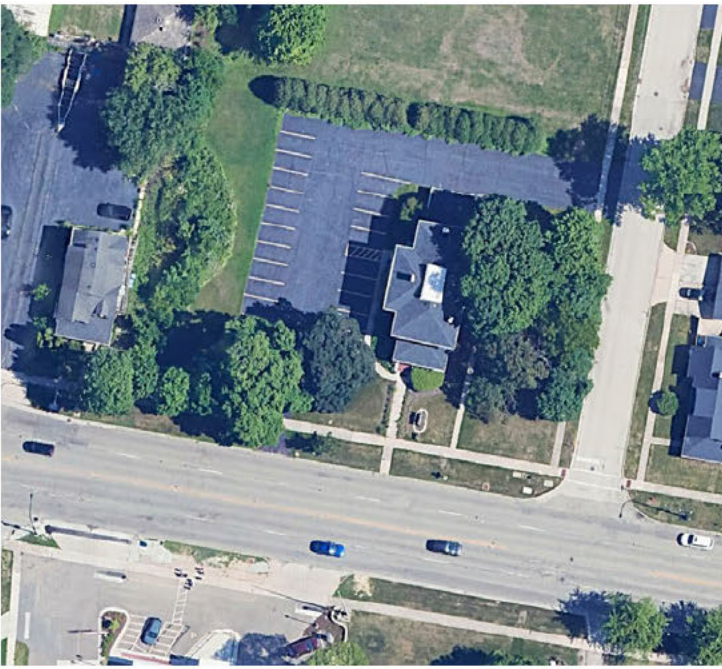
Thank you for the follow up and for introducing everyone.

Our goal here is pretty simple — we want to preserve the existing house and use the extra land to the west and east to build smaller “missing middle” condo flats. Nothing oversized. The idea would be buildings under 40' tall, varied front designs so they don't look repetitive, and about 5' separation between them so they still feel like individual structures and not one big mass.

We know the property is zoned mixed-use, but realistically we think small retail or office space at this location would be a tough sell without the foot traffic that exists on corridors like 3rd Street. Retail would also bring higher parking requirements, which makes the site harder to plan efficiently and probably hurts overall viability while preserving the existing home.

We also took a look at the reconstruction plans for E State Street and noticed there aren't plans to add street parking or much of a buffer between the sidewalk and the State St. traffic. That makes it feel less pedestrian-friendly and, in our opinion, even tougher for small storefronts to succeed here.

We put together a simple concept plan showing what we have in mind and get a sense of whether this is something the City would be open to supporting. Please see attached for your review.



Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>

Sent: Friday, February 20, 2026 4:54:29 PM

To: Jay Garcia <jay@altezagroup.com>

Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>

Subject: 223 E. State Street - Questions

Hello Jay,

Here are some answers to your questions regarding 223 E. State Street. I've queued the following people in on our conversation, so feel free to email them with any questions specific to their department:

- Cathleen Tymoszenko – Economic Development Director
- Matt Buesing – City Planner
- Emily Stood – Preservation Planner

What is the “open space” mentioned in the D-CM district here?

11-4A-11: - D-CM COMMERCIAL MIXED-USE DISTRICT:

BUILDING PLACEMENT:

SETBACKS:	
Maximum Street Setback (without open space)	0'
Maximum Street Setback (with open space)	0'–15'
Maximum Interior Side Setback	0'–8'
Minimum Rear Setback	0'
Minimum Rear Setback (abuts a residential use)	15'

“Open space” in this sense would be any sort of grass, landscaping, or greenery.

Are the East State Street Design guidelines binding?

No, they are not binding (for the most part). Only one element of the guidelines is binding: the special lighting standards and specifications, per Ordinance 2002-19. However, the entirety of the East State Street Design guidelines will be considered by the Planning and Zoning Commission when reviewing the design of a new development. In my time here, I've seen the Commission put emphasis on the materials outlined in the guidelines (masonry and traditional exteriors) and adequate landscaping screening.

What would the process be for subdividing the lot? How much detail would be needed to apply to subdivide the lot?

I see two main methods for subdividing the lot at 223 E. State Street:

1. Subdividing Concurrent with Other Applications

1. Preliminary and Final PUD (\$1000)

- i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Preliminary and Final Plat of Subdivision (\$1000)

- i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

1. Other applications (TBD)

1. Subdividing at a Later Date

1. Preliminary PUD (\$500)

- i. Includes conceptual site plan and building location. Final site plan must substantially conform to conceptual site plan.

1. Preliminary Plat of Subdivision (\$500)

- i. Includes conceptual lot line locations.

1. Other applications (TBD)

To Be Done at Later Date

1. Final PUD (\$500)

i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Final Plat of Subdivision (\$500)

i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

If rezoned to D-CM, and if a Special Use was granted for dwelling units on the ground floor, would the Special Use exist in perpetuity for the property?

Yes, we could formulate the Special Use so that it applies to the property in perpetuity. However, while the Special Use applies to the property itself, there will be a site plan included in the approval which includes the building that will house the Special Use. Therefore, if you demolish the building at 223 E. State, the Special Use would have no building to apply to and would be voided.

Is there a minimum lot size and minimum lot frontage in the D-CM district?

No, there is not.

Would the PUD preclude demolition of the existing building at 223 E. State Street?

No, demolition of this building would not be precluded by the PUD.

Additional comments:

- Consider whether you might want to apply for either:
 - 1) a PUD amendment to rezone the PUD to the D-CM district, and apply for a Special Use for a dwelling unit on the ground floor, or
 - 2) a PUD amendment to add dwelling units on the ground floor as a permitted use in the B3(E) district only in the PUD
- Be aware that IDOT will have review authority over the access point at Route 38.
- A traffic study may be necessary to include in City applications if the proposed uses supersede the parking requirements outlined in the current PUD.
- If you would like to keep and renovate the building at 223 E. State Street, the City has a historic grant program which could be of use to you. Please reach out to City Preservation Planner Emily Stood (cc'd on this email as estood@geneva.il.us) for more information. Additionally, landmarking the property would provide the opportunity to receive a tax freeze from the State. However, landmarking comes with its own restrictions. Emily Stood can answer more questions on this if you are interested.
- The City holds an internal Development Staff meeting every two weeks on Tuesday at 9:30 am. There, representatives from different departments discuss potential and ongoing projects informally. You could bring your potential project ideas to this meeting to hear comments on utilities, fire department needs, police needs, and other department comments. Our next meeting is March 10th.

Please reach out with additional questions. I look forward to hearing details on your potential development.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Malkosky, Jessie
Sent: Monday, March 02, 2026 3:57:44 PM
To: 'Jay Garcia'
Cc: Tymoszenko, Cathleen; Buesing, Matthew; Stood, Emily
Subject: RE: 223 E. State Street - Questions

Hi Jay,

Per our phone conversation today, we are trying to schedule you for around 11am next Tuesday, March 10th for our Development Staff meeting. We are still waiting on word back from a representative from another project, but once they respond we can confirm you time. We should know by later this week.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, February 26, 2026 11:52 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: Re: 223 E. State Street - Questions

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

Hi Jessie,

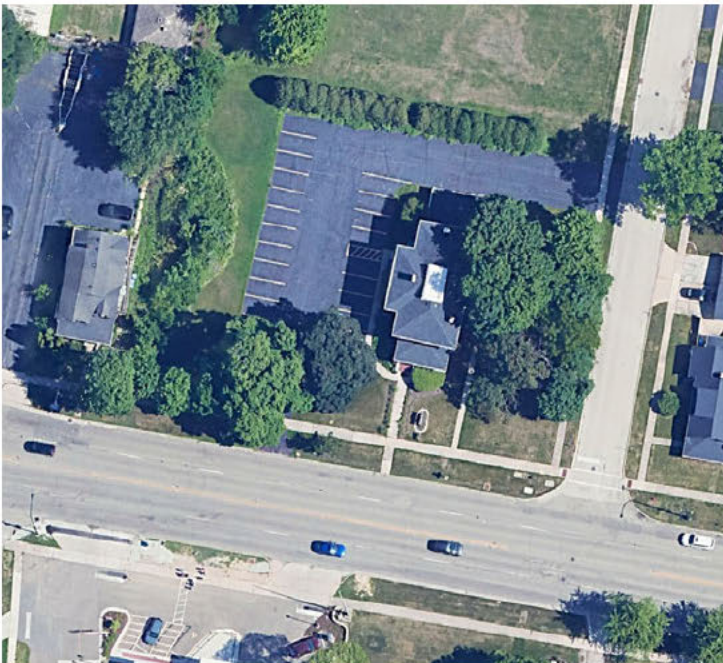
Thank you for the follow up and for introducing everyone.

Our goal here is pretty simple — we want to preserve the existing house and use the extra land to the west and east to build smaller "missing middle" condo flats. Nothing oversized. The idea would be buildings under 40' tall, varied front designs so they don't look repetitive, and about 5' separation between them so they still feel like individual structures and not one big mass.

We know the property is zoned mixed-use, but realistically we think small retail or office space at this location would be a tough sell without the foot traffic that exists on corridors like 3rd Street. Retail would also bring higher parking requirements, which makes the site harder to plan efficiently and probably hurts overall viability while preserving the existing home.

We also took a look at the reconstruction plans for E State Street and noticed there aren't plans to add street parking or much of a buffer between the sidewalk and the State St. traffic. That makes it feel less pedestrian-friendly and, in our opinion, even tougher for small storefronts to succeed here.

We put together a simple concept plan showing what we have in mind and get a sense of whether this is something the City would be open to supporting. Please see attached for your review.



Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 20, 2026 4:54:29 PM

To: Jay Garcia <jay@altezagroup.com>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E. State Street - Questions

Hello Jay,

Here are some answers to your questions regarding 223 E. State Street. I've queued the following people in on our conversation, so feel free to email them with any questions specific to their department:

- Cathleen Tymoszenko – Economic Development Director
- Matt Buesing – City Planner
- Emily Stood – Preservation Planner

What is the “open space” mentioned in the D-CM district here?

11-4A-11: - D-CM COMMERCIAL MIXED-USE DISTRICT:

BUILDING PLACEMENT:

SETBACKS:	
Maximum Street Setback (without open space)	0'
Maximum Street Setback (with open space)	0'–15'
Maximum Interior Side Setback	0'–8'
Minimum Rear Setback	0'
Minimum Rear Setback (about a residential use)	15'

“Open space” in this sense would be any sort of grass, landscaping, or greenery.

Are the East State Street Design guidelines binding?

No, they are not binding (for the most part). Only one element of the guidelines is binding: the special lighting standards and specifications, per Ordinance 2002-19. However, the entirety of the East State Street Design guidelines will be considered by the Planning and Zoning Commission when reviewing the design of a new development. In my time here, I've seen the Commission put emphasis on the materials outlined in the guidelines (masonry and traditional exteriors) and adequate landscaping screening.

What would the process be for subdividing the lot? How much detail would be needed to apply to subdivide the lot?

I see two main methods for subdividing the lot at 223 E. State Street:

1. Subdividing Concurrent with Other Applications

1. Preliminary and Final PUD (\$1000)
 - i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.
1. Preliminary and Final Plat of Subdivision (\$1000)
 - i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.
1. Other applications (TBD)

1. Subdividing at a Later Date

1. Preliminary PUD (\$500)
 - i. Includes conceptual site plan and building location. Final site plan must substantially conform to conceptual site plan.
1. Preliminary Plat of Subdivision (\$500)
 - i. Includes conceptual lot line locations.
1. Other applications (TBD)

To Be Done at Later Date

1. Final PUD (\$500)
 - i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.
1. Final Plat of Subdivision (\$500)
 - i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

If rezoned to D-CM, and if a Special Use was granted for dwelling units on the ground floor, would the Special Use exist in perpetuity for the property?

Yes, we could formulate the Special Use so that it applies to the property in perpetuity. However, while the Special Use applies to the property itself, there will be a site plan included in the approval which includes the building that will house the Special Use. Therefore, if you demolish the building at 223 E. State, the Special Use would have no building to apply to and would be voided.

Is there a minimum lot size and minimum lot frontage in the D-CM district?

No, there is not.

Would the PUD preclude demolition of the existing building at 223 E. State Street?

No, demolition of this building would not be precluded by the PUD.

Additional comments:

- Consider whether you might want to apply for either:
 - 1) a PUD amendment to rezone the PUD to the D-CM district, and apply for a Special Use for a dwelling unit on the ground floor, or
 - 2) a PUD amendment to add dwelling units on the ground floor as a permitted use in the B3(E) district only in the PUD.
- Be aware that IDOT will have review authority over the access point at Route 38.
- A traffic study may be necessary to include in City applications if the proposed uses supersede the parking requirements outlined in the current PUD.
- If you would like to keep and renovate the building at 223 E. State Street, the City has a historic grant program which could be of use to you. Please reach out to City Preservation Planner Emily Stood (cc-d on this email as estood@geneva.il.us) for more information. Additionally, landmarking the property would provide the opportunity to receive a tax freeze from the State. However, landmarking comes with its own restrictions. Emily Stood can answer more questions on this if you are interested.
- The City holds an internal Development Staff meeting every two weeks on Tuesday at 9:30 am. There, representatives from different departments discuss potential and ongoing projects informally. You could bring your potential project ideas to this meeting to hear comments on utilities, fire department needs, police needs, and other department comments. Our next meeting is March 10th.

Please reach out with additional questions. I look forward to hearing details on your potential development.

Thank you,

Jessie Malkosky
Assistant City Planner

The City of Geneva, Illinois Since 1835

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

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

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

From: Buesing, Matthew
Sent: Monday, March 02, 2026 3:09:13 PM
To: 'jrb@bushlegalteam.com'
Subject: 223 E State Street- Special Use Permit

Hi John,

In order to convert the property at 223 E State Street into a fully residential dwelling, you would need to get a [Special Use permit](#) approved. Special Use permits require a public hearing before the city's Planning & Zoning Commission and City Council approval.

Happy to discuss the application or approval process in more detail if you have any questions.

Thanks!

Matt Buesing

City Planner

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

From: Malkosky, Jessie
Sent: Monday, March 02, 2026 1:59:09 PM
To: Buesing, Matthew
Subject: Development Staff Meeting Invite?

Hi Matt,

I want to add the gentleman from 223 E State and Emily Stood to an invite for 11am next Tuesday for the March 10 Dev Staff meeting. Is that just a regular calendar invite? Sorry, I never send these ??.

Jessie Malkosky

Assistant City Planner

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

Desk: [630.232.0000](tel:630.232.0000) [4302](tel:4302)
jmalkosky@geneva.il.us

From: Reith, Christine
Sent: Monday, March 02, 2026 1:37:04 PM
To: Buesing, Matthew
Subject: 223 E State St - convert to residential

Hi Matt,

Here the contact for the individual who is interested in converting the home back to residential, John Bush jrb@bushlegalteam.com

Thanks,
Christine Reith
Permit Technician

City of Geneva, Illinois
Community Development Department, Building Division
109 James Street, Geneva, Illinois 60134
Desk: [630.232.0000](tel:630.232.0000) [4304](tel:630.232.4304)
creith@geneva.il.us
[Permits Link](#)

From: DeGroot, David
Sent: Monday, March 02, 2026 9:22:21 AM
To: Buesing, Matthew
Cc: Malkosky, Jessie
Subject: RE: 223 E. State Street - Questions

I think this is something that would benefit from a concept review before PZC, with some conceptual elevations and perspectives. My initial thoughts are:

- o The elimination of access on E. State Street is positive.
- o More data would be needed to support residential instead of commercial with a formal application, but there is probably some validity to the argument.
- o How many units are proposed in the existing building?
- o The number of parking spaces is sufficient, provided the existing building is only 1 or 2 units.
- o While the existing building is being preserved, it is being tightly surrounded by 40' tall buildings and will only briefly be visible from State St to passersby. Preserving sightlines to the existing building should be a priority.
- o The plan would eliminate a lot of trees, mature trees around the existing access to State St and a lot of trees on the corner lot.
- o Development of this site will receive a lot of attention and care should be taken to make sure it is compatible with the existing building on the site as well as those on neighboring properties.

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
ddegroot@geneva.il.us

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Thursday, February 26, 2026 12:04 PM
To: DeGroot, David <ddegroot@geneva.il.us>
Subject: FW: 223 E. State Street - Questions

Take a look at this concept for 223 E State

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4303
mbuesing@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, February 26, 2026 11:52 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: Re: 223 E. State Street - Questions

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

Hi Jessie,

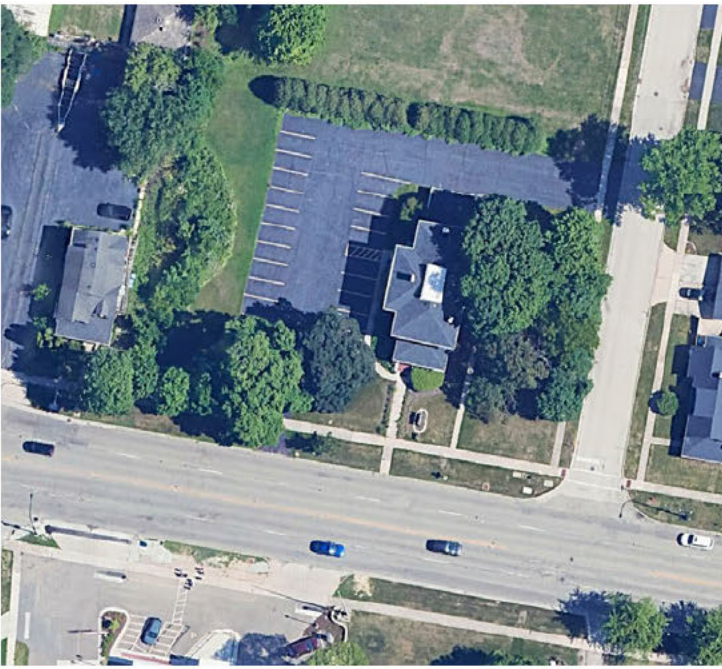
Thank you for the follow up and for introducing everyone.

Our goal here is pretty simple — we want to preserve the existing house and use the extra land to the west and east to build smaller “missing middle” condo flats. Nothing oversized. The idea would be buildings under 40' tall, varied front designs so they don't look repetitive, and about 5' separation between them so they still feel like individual structures and not one big mass.

We know the property is zoned mixed-use, but realistically we think small retail or office space at this location would be a tough sell without the foot traffic that exists on corridors like 3rd Street. Retail would also bring higher parking requirements, which makes the site harder to plan efficiently and probably hurts overall viability while preserving the existing home.

We also took a look at the reconstruction plans for E State Street and noticed there aren't plans to add street parking or much of a buffer between the sidewalk and the State St. traffic. That makes it feel less pedestrian-friendly and, in our opinion, even tougher for small storefronts to succeed here.

We put together a simple concept plan showing what we have in mind and get a sense of whether this is something the City would be open to supporting. Please see attached for your review.



Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>

Sent: Friday, February 20, 2026 4:54:29 PM

To: Jay Garcia <jay@altezagroup.com>

Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>

Subject: 223 E. State Street - Questions

Hello Jay,

Here are some answers to your questions regarding 223 E. State Street. I've queued the following people in on our conversation, so feel free to email them with any questions specific to their department:

- Cathleen Tymoszenko – Economic Development Director
- Matt Buesing – City Planner
- Emily Stood – Preservation Planner

What is the “open space” mentioned in the D-CM district here?

11-4A-11: - D-CM COMMERCIAL MIXED-USE DISTRICT:

BUILDING PLACEMENT:

SETBACKS:	
Maximum Street Setback (without open space)	0'
Maximum Street Setback (with open space)	0'–15'
Maximum Interior Side Setback	0'–8'
Minimum Rear Setback	0'
Minimum Rear Setback (abuts a residential use)	15'

“Open space” in this sense would be any sort of grass, landscaping, or greenery.

Are the East State Street Design guidelines binding?

No, they are not binding (for the most part). Only one element of the guidelines is binding: the special lighting standards and specifications, per Ordinance 2002-19. However, the entirety of the East State Street Design guidelines will be considered by the Planning and Zoning Commission when reviewing the design of a new development. In my time here, I've seen the Commission put emphasis on the materials outlined in the guidelines (masonry and traditional exteriors) and adequate landscaping screening.

What would the process be for subdividing the lot? How much detail would be needed to apply to subdivide the lot?

I see two main methods for subdividing the lot at 223 E. State Street:

1. Subdividing Concurrent with Other Applications

1. Preliminary and Final PUD (\$1000)

- i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Preliminary and Final Plat of Subdivision (\$1000)

- i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

1. Other applications (TBD)

1. Subdividing at a Later Date

1. Preliminary PUD (\$500)

- i. Includes conceptual site plan and building location. Final site plan must substantially conform to conceptual site plan.

1. Preliminary Plat of Subdivision (\$500)

- i. Includes conceptual lot line locations.

1. Other applications (TBD)

To Be Done at Later Date

1. Final PUD (\$500)

i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Final Plat of Subdivision (\$500)

i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

If rezoned to D-CM, and if a Special Use was granted for dwelling units on the ground floor, would the Special Use exist in perpetuity for the property?

Yes, we could formulate the Special Use so that it applies to the property in perpetuity. However, while the Special Use applies to the property itself, there will be a site plan included in the approval which includes the building that will house the Special Use. Therefore, if you demolish the building at 223 E. State, the Special Use would have no building to apply to and would be voided.

Is there a minimum lot size and minimum lot frontage in the D-CM district?

No, there is not.

Would the PUD preclude demolition of the existing building at 223 E. State Street?

No, demolition of this building would not be precluded by the PUD.

Additional comments:

- Consider whether you might want to apply for either:
 - 1) a PUD amendment to rezone the PUD to the D-CM district, and apply for a Special Use for a dwelling unit on the ground floor, or
 - 2) a PUD amendment to add dwelling units on the ground floor as a permitted use in the B3(E) district only in the PUD
- Be aware that IDOT will have review authority over the access point at Route 38.
- A traffic study may be necessary to include in City applications if the proposed uses supersede the parking requirements outlined in the current PUD.
- If you would like to keep and renovation the building at 223 E. State Street, the City has a historic grant program which could be of use to you. Please reach out to City Preservation Planner Emily Stood (cc-d on this email as estood@geneva.il.us) for more information. Additionally, landmarking the property would provide the opportunity to receive a tax freeze from the State. However, landmarking comes with its own restrictions. Emily Stood can answer more questions on this if you are interested.
- The City holds an internal Development Staff meeting every two weeks on Tuesday at 9:30 am. There, representatives from different departments discuss potential and ongoing projects informally. You could bring your potential project ideas to this meeting to hear comments on utilities, fire department needs, police needs, and other department comments. Our next meeting is March 10th.

Please reach out with additional questions. I look forward to hearing details on your potential development.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Stood, Emily
Sent: Thursday, February 26, 2026 1:25:46 PM
To: Malkosky, Jessie
Subject: 223 E State

Hey,

Just linking you to this folder in case it's useful when you get back! I dug through the newspapers and found a development that was previously proposed at the site in the 80s, but it looks like it failed because of some water issues. Kind of no longer applicable to this proposal, but I wanted to make sure you had what I have before I forgot 😊

\\CH_SERVER\comdev\Preservation\HPC - COG Historic Buildings & Landmarks\Landmarks and Districts\Potential Landmarks\state_st_e_223

Emily Stood

Preservation Planner

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

From: Buesing, Matthew
Sent: Thursday, February 26, 2026 12:04:25 PM
To: DeGroot, David
Subject: FW: 223 E. State Street - Questions

Take a look at this concept for 223 E State

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)
mbuesing@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, February 26, 2026 11:52 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: Re: 223 E. State Street - Questions

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

Hi Jessie,

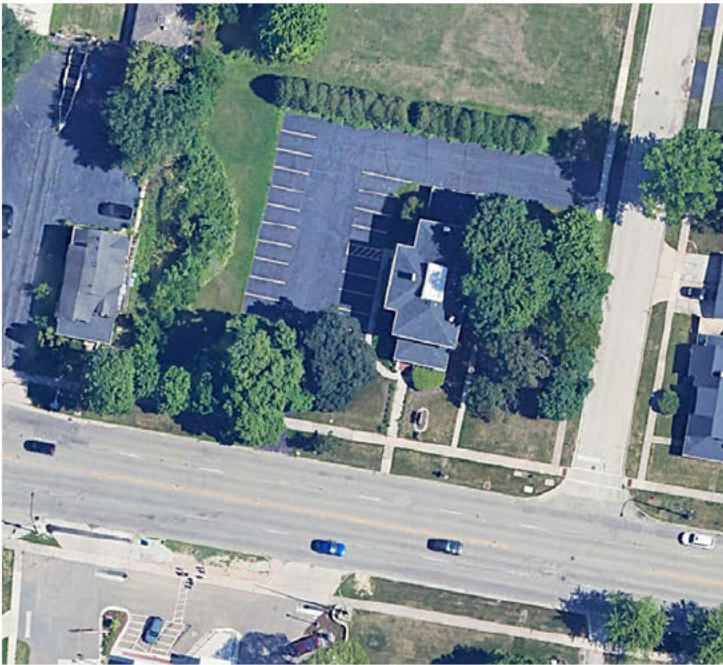
Thank you for the follow up and for introducing everyone.

Our goal here is pretty simple — we want to preserve the existing house and use the extra land to the west and east to build smaller "missing middle" condo flats. Nothing oversized. The idea would be buildings under 40' tall, varied front designs so they don't look repetitive, and about 5' separation between them so they still feel like individual structures and not one big mass.

We know the property is zoned mixed-use, but realistically we think small retail or office space at this location would be a tough sell without the foot traffic that exists on corridors like 3rd Street. Retail would also bring higher parking requirements, which makes the site harder to plan efficiently and probably hurts overall viability while preserving the existing home.

We also took a look at the reconstruction plans for E State Street and noticed there aren't plans to add street parking or much of a buffer between the sidewalk and the State St. traffic. That makes it feel less pedestrian-friendly and, in our opinion, even tougher for small storefronts to succeed here.

We put together a simple concept plan showing what we have in mind and get a sense of whether this is something the City would be open to supporting. Please see attached for your review.



Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 20, 2026 4:54:29 PM
To: Jay Garcia <jay@altezagroup.com>

Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E. State Street - Questions

Hello Jay,

Here are some answers to your questions regarding 223 E. State Street. I've queued the following people in on our conversation, so feel free to email them with any questions specific to their department:

- Cathleen Tymoszenko – Economic Development Director
- Matt Buesing – City Planner
- Emily Stood – Preservation Planner

What is the “open space” mentioned in the D-CM district here?

11-4A-11: - D-CM COMMERCIAL MIXED-USE DISTRICT:

BUILDING PLACEMENT:

SETBACKS:	
Maximum Street Setback (without open space)	0'
Maximum Street Setback (with open space)	0' – 15'
Maximum Interior Side Setback	0' – 8'
Minimum Rear Setback	0'
Minimum Rear Setback (abuts a residential use)	15'

“Open space” in this sense would be any sort of grass, landscaping, or greenery.

Are the East State Street Design guidelines binding?

No, they are not binding (for the most part). Only one element of the guidelines is binding: the special lighting standards and specifications, per Ordinance 2002-19. However, the entirety of the East State Street Design guidelines will be considered by the Planning and Zoning Commission when reviewing the design of a new development. In my time here, I've seen the Commission put emphasis on the materials outlined in the guidelines (masonry and traditional exteriors) and adequate landscaping screening.

What would the process be for subdividing the lot? How much detail would be needed to apply to subdivide the lot?

I see two main methods for subdividing the lot at 223 E. State Street:

1. Subdividing Concurrent with Other Applications

1. Preliminary and Final PUD (\$1000)

- i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Preliminary and Final Plat of Subdivision (\$1000)

- i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

1. Other applications (TBD)

1. Subdividing at a Later Date

1. Preliminary PUD (\$500)

- i. Includes conceptual site plan and building location. Final site plan must substantially conform to conceptual site plan.

1. Preliminary Plat of Subdivision (\$500)

- i. Includes conceptual lot line locations.

1. Other applications (TBD)

To Be Done at Later Date

1. Final PUD (\$500)

- i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Final Plat of Subdivision (\$500)

- i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

If rezoned to D-CM, and if a Special Use was granted for dwelling units on the ground floor, would the Special Use exist in perpetuity for the property?

Yes, we could formulate the Special Use so that it applies to the property in perpetuity. However, while the Special Use applies to the property itself, there will be a site plan included in the approval which includes the building that will house the Special Use. Therefore, if you demolish the building at 223 E. State, the Special Use would have no building to apply to and would be voided.

Is there a minimum lot size and minimum lot frontage in the D-CM district?

No, there is not.

Would the PUD preclude demolition of the existing building at 223 E. State Street?

No, demolition of this building would not be precluded by the PUD.

Additional comments:

- Consider whether you might want to apply for either:
 - 1) a PUD amendment to rezone the PUD to the D-CM district, and apply for a Special Use for a dwelling unit on the ground floor, or
 - 2) a PUD amendment to add dwelling units on the ground floor as a permitted use in the B3(E) district only in the PUD
- Be aware that IDOT will have review authority over the access point at Route 38.
- A traffic study may be necessary to include in City applications if the proposed uses supersede the parking requirements outlined in the current PUD.
- If you would like to keep and renovation the building at 223 E. State Street, the City has a historic grant program which could be of use to you. Please reach out to City Preservation Planner Emily Stood (cc'd on this email as estood@geneva.il.us) for more information. Additionally, landmarking the property would provide the opportunity to receive a tax freeze from the State. However, landmarking comes with its own restrictions. Emily Stood can answer more questions on this if you are interested.
- The City holds an internal Development Staff meeting every two weeks on Tuesday at 9:30 am. There, representatives from different departments discuss potential and ongoing projects informally. You could bring your potential project ideas to this meeting to hear comments on utilities, fire department needs, police needs, and other department comments. Our next meeting is March 10th.

Please reach out with additional questions. I look forward to hearing details on your potential development.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Jay Garcia
Sent: Thursday, February 26, 2026 11:52:20 AM
To: Malkosky, Jessie
Cc: Tymoszenko, Cathleen; Buesing, Matthew; Stood, Emily
Subject: Re: 223 E. State Street - Questions

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

Hi Jessie,

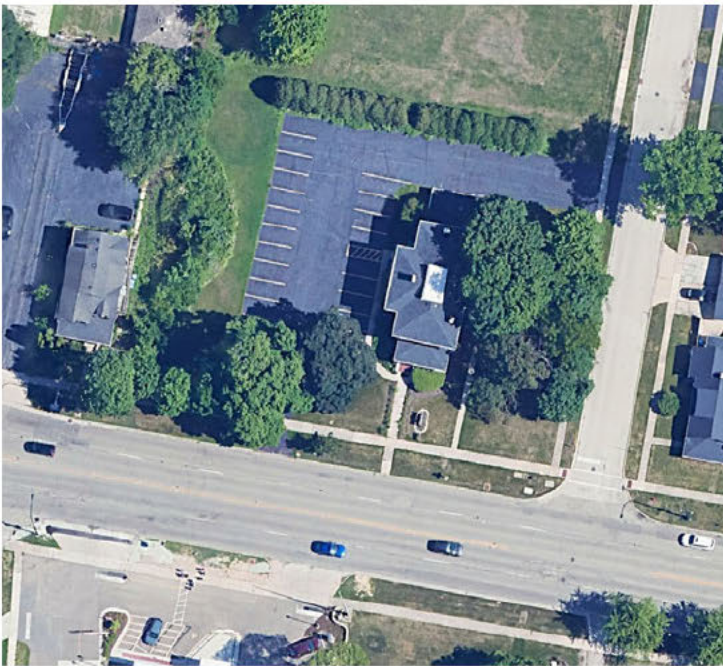
Thank you for the follow up and for introducing everyone.

Our goal here is pretty simple — we want to preserve the existing house and use the extra land to the west and east to build smaller “missing middle” condo flats. Nothing oversized. The idea would be buildings under 40' tall, varied front designs so they don't look repetitive, and about 5' separation between them so they still feel like individual structures and not one big mass.

We know the property is zoned mixed-use, but realistically we think small retail or office space at this location would be a tough sell without the foot traffic that exists on corridors like 3rd Street. Retail would also bring higher parking requirements, which makes the site harder to plan efficiently and probably hurts overall viability while preserving the existing home.

We also took a look at the reconstruction plans for E State Street and noticed there aren't plans to add street parking or much of a buffer between the sidewalk and the State St. traffic. That makes it feel less pedestrian-friendly and, in our opinion, even tougher for small storefronts to succeed here.

We put together a simple concept plan showing what we have in mind and get a sense of whether this is something the City would be open to supporting. Please see attached for your review.



Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 20, 2026 4:54:29 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Stood, Emily <estood@geneva.il.us>
Subject: 223 E. State Street - Questions

Hello Jay,

Here are some answers to your questions regarding 223 E. State Street. I've queued the following people in on our conversation, so feel free to email them with any questions specific to their department:

- Cathleen Tymoszenko – Economic Development Director
- Matt Buesing – City Planner
- Emily Stood – Preservation Planner

What is the “open space” mentioned in the D-CM district here?

BUILDING PLACEMENT:

SETBACKS:	
Maximum Street Setback (without open space)	0'
Maximum Street Setback (with open space)	0'—15'
Maximum Interior Side Setback	0'—8'
Minimum Rear Setback	0'
Minimum Rear Setback (abuts a residential use)	15'

"Open space" in this sense would be any sort of grass, landscaping, or greenery.

Are the East State Street Design guidelines binding?

No, they are not binding (for the most part). Only one element of the guidelines is binding: the special lighting standards and specifications, per Ordinance 2002-19. However, the entirety of the East State Street Design guidelines will be considered by the Planning and Zoning Commission when reviewing the design of a new development. In my time here, I've seen the Commission put emphasis on the materials outlined in the guidelines (masonry and traditional exteriors) and adequate landscaping screening.

What would the process be for subdividing the lot? How much detail would be needed to apply to subdivide the lot?

I see two main methods for subdividing the lot at 223 E. State Street:

1. Subdividing Concurrent with Other Applications**1. Preliminary and Final PUD (\$1000)**

i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Preliminary and Final Plat of Subdivision (\$1000)

i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

1. Other applications (TBD)**1. Subdividing at a Later Date****1. Preliminary PUD (\$500)**

i. Includes conceptual site plan and building location. Final site plan must substantially conform to conceptual site plan.

1. Preliminary Plat of Subdivision (\$500)

i. Includes conceptual lot line locations.

1. Other applications (TBD)**To Be Done at Later Date****1. Final PUD (\$500)**

i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

1. Final Plat of Subdivision (\$500)

i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

If rezoned to D-CM, and if a Special Use was granted for dwelling units on the ground floor, would the Special Use exist in perpetuity for the property?

Yes, we could formulate the Special Use so that it applies to the property in perpetuity. However, while the Special Use applies to the property itself, there will be a site plan included in the approval which includes the building that will house the Special Use. Therefore, if you demolish the building at 223 E. State, the Special Use would have no building to apply to and would be voided.

Is there a minimum lot size and minimum lot frontage in the D-CM district?

No, there is not.

Would the PUD preclude demolition of the existing building at 223 E. State Street?

No, demolition of this building would not be precluded by the PUD.

Additional comments:

- Consider whether you might want to apply for either:
 - 1) a PUD amendment to rezone the PUD to the D-CM district, and apply for a Special Use for a dwelling unit on the ground floor, or
 - 2) a PUD amendment to add dwelling units on the ground floor as a permitted use in the B3(E) district only in the PUD
- Be aware that IDOT will have review authority over the access point at Route 38.
- A traffic study may be necessary to include in City applications if the proposed uses supersede the parking requirements outlined in the current PUD.
- If you would like to keep and renovation the building at 223 E. State Street, the City has a historic grant program which could be of use to you. Please reach out to City Preservation Planner Emily Stood (cc-d on this email as estood@geneva.il.us) for more information. Additionally, landmarking the property would provide the opportunity to receive a tax freeze from the State. However, landmarking comes with its own restrictions. Emily Stood can answer more questions on this if you are interested.
- The City holds an internal Development Staff meeting every two weeks on Tuesday at 9:30 am. There, representatives from different departments discuss potential and ongoing projects informally. You could bring your potential project ideas to this meeting to hear comments on utilities, fire department needs, police needs, and other department comments. Our next meeting is March 10th.

Please reach out with additional questions. I look forward to hearing details on your potential development.

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--

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

From: Cassie Robbins
Sent: Wednesday, February 25, 2026 10:24:54 AM
To: Tymoszenko, Cathleen
Subject: Re: 223 E State, Geneva

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

Wonderful, what would that process look like?

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 25, 2026 at 8:29?AM Tymoszenko, Cathleen <ctymoszenko@geneva.il.us> wrote:
Yes... definitely. The program will prioritize ADA upgrades for historic properties.

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

From: Cassie Robbins <cassie@hrqsells.com>
Sent: Tuesday, February 24, 2026 1:53 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: [223 E State, Geneva](#)

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

Hi Cathleen,

Just a quick question- if someone wanted to install a ramp for ADA, would this qualify for the adaptive use funds?

Thank you,

—
Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](#)
[Sycamore, IL 60178](#)

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Tymoszenko, Cathleen
Sent: Wednesday, February 25, 2026 8:29:38 AM
To: 'Cassie Robbins'
Subject: RE: 223 E State, Geneva

Yes... definitely. The program will prioritize ADA upgrades for historic properties.

Thanks, Cathleen

Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4201](tel:630.4201)
ctymoszenko@geneva.il.us

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 24, 2026 1:53 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: 223 E State, Geneva

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

Hi Cathleen,

Just a quick question- if someone wanted to install a ramp for ADA, would this qualify for the adaptive use funds?

Thank you,

—
Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178



From: Cassie Robbins
Sent: Tuesday, February 24, 2026 1:52:52 PM
To: Tymoszenko, Cathleen
Subject: 223 E State, Geneva

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

Hi Cathleen,

Just a quick question- if someone wanted to install a ramp for ADA, would this qualify for the adaptive use funds?

Thank you,

--

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178



From: Malkosky, Jessie
Sent: Friday, February 20, 2026 4:54:29 PM
To: 'Jay Garcia'
Cc: Tymoszenko, Cathleen; Buesing, Matthew; Stood, Emily
Subject: 223 E. State Street - Questions

Hello Jay,

Here are some answers to your questions regarding 223 E. State Street. I've queued the following people in on our conversation, so feel free to email them with any questions specific to their department:

- Cathleen Tymoszenko – Economic Development Director
- Matt Buesing – City Planner
- Emily Stood – Preservation Planner

What is the “open space” mentioned in the D-CM district here?

11-4A-11: - D-CM COMMERCIAL MIXED-USE DISTRICT:

BUILDING PLACEMENT:

SETBACKS:	
Maximum Street Setback (without open space)	0'
Maximum Street Setback (with open space)	0'–15'
Maximum Interior Side Setback	0'–8'
Minimum Rear Setback	0'
Minimum Rear Setback (abuts a residential use)	15'

“Open space” in this sense would be any sort of grass, landscaping, or greenery.

Are the East State Street Design guidelines binding?

No, they are not binding (for the most part). Only one element of the guidelines is binding: the special lighting standards and specifications, per Ordinance 2002-19. However, the entirety of the East State Street Design guidelines will be considered by the Planning and Zoning Commission when reviewing the design of a new development. In my time here, I've seen the Commission put emphasis on the materials outlined in the guidelines (masonry and traditional exteriors) and adequate landscaping screening.

What would the process be for subdividing the lot? How much detail would be needed to apply to subdivide the lot?

I see two main methods for subdividing the lot at 223 E. State Street:

1. Subdividing Concurrent with Other Applications

a. Preliminary and Final PUD (\$1000)

- i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

b. Preliminary and Final Plat of Subdivision (\$1000)

- i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

c. Other applications (TBD)

1. Subdividing at a Later Date

a. Preliminary PUD (\$500)

- i. Includes conceptual site plan and building location. Final site plan must substantially conform to conceptual site plan.

b. Preliminary Plat of Subdivision (\$500)

- i. Includes conceptual lot line locations.

c. Other applications (TBD)

To Be Done at Later Date

d. Final PUD (\$500)

- i. Includes final site plan for new lot and building. If not developed in one year, site plan would need City Council approval to be extended.

e. Final Plat of Subdivision (\$500)

- i. Requires Final Plat of PUD/Subdivision which lays out the exact lot lines.

If rezoned to D-CM, and if a Special Use was granted for dwelling units on the ground floor, would the Special Use exist in perpetuity for the property?

Yes, we could formulate the Special Use so that it applies to the property in perpetuity. However, while the Special Use applies to the property itself, there will be a site plan included in the approval which includes the building that will house the Special Use. Therefore, if you demolish the building at 223 E. State, the Special Use would have no building to apply to and would be voided.

Is there a minimum lot size and minimum lot frontage in the D-CM district?

No, there is not.

Would the PUD preclude demolition of the existing building at 223 E. State Street?

No, demolition of this building would not be precluded by the PUD.

Additional comments:

- Consider whether you might want to apply for either:
 - 1) a PUD amendment to rezone the PUD to the D-CM district, and apply for a Special Use for a dwelling unit on the ground floor, or
 - 2) a PUD amendment to add dwelling units on the ground floor as a permitted use in the B3(E) district only in the PUD
- Be aware that IDOT will have review authority over the access point at Route 38.
- A traffic study may be necessary to include in City applications if the proposed uses supersede the parking requirements outlined in the current PUD.
- If you would like to keep and renovation the building at 223 E. State Street, the City has a historic grant program which could be of use to you. Please reach out to City Preservation Planner Emily Stood (cc'd on this email as estood@geneva.il.us) for more information. Additionally, landmarking the property would provide the opportunity to receive a tax freeze from the State. However, landmarking comes with its own restrictions. Emily Stood can answer more questions on this if you are interested.
- The City holds an internal Development Staff meeting every two weeks on Tuesday at 9:30 am. There, representatives from different departments discuss potential and ongoing projects informally. You could bring your potential project ideas to this meeting to hear comments on utilities, fire

department needs, police needs, and other department comments. Our next meeting is March 10th.

Please reach out with additional questions. I look forward to hearing details on your potential development.

Thank you,

Jessie Malkosky

Assistant City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4302](tel:630.232.4302)

jmalkosky@geneva.il.us

From: Malkosky, Jessie
Sent: Wednesday, February 18, 2026 8:26:34 AM
To: 'Jay Garcia'
Cc: Buesing, Matthew; Tymoszenko, Cathleen
Subject: RE: 223 E. State Street

Hello Jay,

No, this property is not subject to review by the historic preservation commission as it is not in our historic district, nor is it an individual landmark (unlike 4 East State street, which is an individual landmark).

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Tuesday, February 17, 2026 3:49 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. Can you confirm this property is not subject to review by the historic preservation commission? It looks like it is outside of the historic district just want to be sure.

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, February 17, 2026 8:11 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

Given the lack of progress in building out the 2002 PUD, and the residential look of the building, I do think staff would be amenable to this application. Of course, the Planning and Zoning Commission would need to provide their recommendation followed by the City Council's ultimate approval or disapproval. If you'd like to meet this week to discuss the applications, we could meet with you in the morning tomorrow through Friday (18,19, 20th) before 11am, or select times in the afternoon.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Monday, February 16, 2026 1:56 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. Is this something staff would be in support of?

- Jay

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 4:16 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

You would need to apply for an Amendment to the PUD and a Special Use, two separate applications but processed at the same time. I've attached them to this email.

If your goal is simply to allow ground floor residential at this site, I would suggest requesting two things:

1. An amendment to the PUD to rezone the property to its underlying zoning, the D-CM Commercial Mixed-Use District.
2. A Special Use for "dwelling units on the ground floor". This use is a Special Use in the D-CM district, hence the request for the Special Use.

There are other options you can do, as well. We could meet about this in person if you'd like to discuss these options.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 3:44 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you for that clarification, Jessie. The current zoning district (B3E) does not allow ground floor dwelling units as a permitted use. What steps would be necessary to obtain approval to allow ground floor residential as either a principal use or an accessory use?

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 1:20 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

The site plan expired, but the PUD and its zoning did not. Please see the attached zoning verification letter.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 12:01 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. The approved Special Use PUD expired, so wouldn't it default back to the underlying zoning district?
Why does your current zoning map show this parcel is zoned D-CM?
Can you guys send me a zoning verification letter on your letterhead confirming this parcel is indeed zoned B3(E)?

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:32 AM
To: Jay Garcia <jay@altezagroup.com>
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

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

The City of Geneva, Illinois Since 1835
This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

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

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

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

The City of Geneva, Illinois Since 1835
This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

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

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

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

The City of Geneva, Illinois Since 1835
This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

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

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

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

The City of Geneva, Illinois Since 1835
This message and any files or text attached to it are intended only for the recipients named above, and contain information that may be confidential or privileged. If you are not an intended recipient, you must not read, copy, use or disclose this communication. Please also notify the sender by replying to this message, and then delete all copies of it from your system.

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

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

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

From: Jay Garcia
Sent: Tuesday, February 17, 2026 3:48:55 PM
To: Malkosky, Jessie
Cc: Buesing, Matthew; Tymoszenko, Cathleen
Subject: Re: 223 E. State Street

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

Thank you, Jessie. Can you confirm this property is not subject to review by the historic preservation commission? It looks like it is outside of the historic district just want to be sure.

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, February 17, 2026 8:11 AM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

Given the lack of progress in building out the 2002 PUD, and the residential look of the building, I do think staff would be amenable to this application. Of course, the Planning and Zoning Commission would need to provide their recommendation followed by the City Council's ultimate approval or disapproval. If you'd like to meet this week to discuss the applications, we could meet with you in the morning tomorrow through Friday (18, 19, 20th) before 11am, or select times in the afternoon.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Monday, February 16, 2026 1:56 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. Is this something staff would be in support of?

• Jay

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 4:16 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

You would need to apply for an Amendment to the PUD and a Special Use, two separate applications but processed at the same time. I've attached them to this email.

If your goal is simply to allow ground floor residential at this site, I would suggest requesting two things:

1. An amendment to the PUD to rezone the property to its underlying zoning, the D-CM Commercial Mixed-Use District.
2. A Special Use for "dwelling units on the ground floor". This use is a Special Use in the D-CM district, hence the request for the Special Use.

There are other options you can do, as well. We could meet about this in person if you'd like to discuss these options.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 3:44 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you for that clarification, Jessie. The current zoning district (B3E) does not allow ground floor dwelling units as a permitted use. What steps would be necessary to obtain approval to allow ground floor residential as either a principal use or an accessory use?

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 1:20 PM

--	--	--	--	--	--

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

From: Malkosky, Jessie
Sent: Tuesday, February 17, 2026 8:11:37 AM
To: 'Jay Garcia'
Cc: Buesing, Matthew; Tymoszenko, Cathleen
Subject: RE: 223 E. State Street

Hello Jay,

Given the lack of progress in building out the 2002 PUD, and the residential look of the building, I do think staff would be amenable to this application. Of course, the Planning and Zoning Commission would need to provide their recommendation followed by the City Council's ultimate approval or disapproval. If you'd like to meet this week to discuss the applications, we could meet with you in the morning tomorrow through Friday (18,19, 20th) before 11am, or select times in the afternoon.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Monday, February 16, 2026 1:56 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. Is this something staff would be in support of?

- Jay

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 4:16 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

You would need to apply for an Amendment to the PUD and a Special Use, two separate applications but processed at the same time. I've attached them to this email.

If your goal is simply to allow ground floor residential at this site, I would suggest requesting two things:

1. An amendment to the PUD to rezone the property to its underlying zoning, the D-CM Commercial Mixed-Use District.
2. A Special Use for "dwelling units on the ground floor". This use is a Special Use in the D-CM district, hence the request for the Special Use.

There are other options you can do, as well. We could meet about this in person if you'd like to discuss these options.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 3:44 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you for that clarification, Jessie. The current zoning district (B3E) does not allow ground floor dwelling units as a permitted use. What steps would be necessary to obtain approval to allow ground floor residential as either a principal use or an accessory use?

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 1:20 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

The site plan expired, but the PUD and its zoning did not. Please see the attached zoning verification letter.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 12:01 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. The approved Special Use PUD expired, so wouldn't it default back to the underlying zoning district?
Why does your current zoning map show this parcel is zoned D-CM?
Can you guys send me a zoning verification letter on your letterhead confirming this parcel is indeed zoned B3(E)?

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:32 AM
To: Jay Garcia <jay@altezagroup.com>
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

The City of Geneva, Illinois Since 1835

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

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

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

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Jay Garcia
Sent: Monday, February 16, 2026 1:55:37 PM
To: Malkosky, Jessie
Cc: Buesing, Matthew; Tymoszenko, Cathleen
Subject: Re: 223 E. State Street

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

Thank you, Jessie. Is this something staff would be in support of?

- Jay

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 4:16 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

You would need to apply for an Amendment to the PUD and a Special Use, two separate applications but processed at the same time. I've attached them to this email.

If your goal is simply to allow ground floor residential at this site, I would suggest requesting two things:

1. An amendment to the PUD to rezone the property to its underlying zoning, the D-CM Commercial Mixed-Use District.
2. A Special Use for "dwelling units on the ground floor". This use is a Special Use in the D-CM district, hence the request for the Special Use.

There are other options you can do, as well. We could meet about this in person if you'd like to discuss these options.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 3:44 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you for that clarification, Jessie. The current zoning district (B3E) does not allow ground floor dwelling units as a permitted use. What steps would be necessary to obtain approval to allow ground floor residential as either a principal use or an accessory use?

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 1:20 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

The site plan expired, but the PUD and its zoning did not. Please see the attached zoning verification letter.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 12:01 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street

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

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

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

Can you guys send me a zoning verification letter on your letterhead confirming this parcel is indeed zoned B3(E)?

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:32 AM

To: Jay Garcia <jay@altezagroup.com>
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--	--	--	--	--

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--	--	--	--	--

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--	--	--	--	--

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

From: Malkosky, Jessie
Sent: Friday, February 13, 2026 4:16:39 PM
To: 'Jay Garcia'
Cc: Buesing, Matthew; Tymoszenko, Cathleen
Subject: RE: 223 E. State Street

Hello Jay,

You would need to apply for an Amendment to the PUD and a Special Use, two separate applications but processed at the same time. I've attached them to this email.

If your goal is simply to allow ground floor residential at this site, I would suggest requesting two things:

1. An amendment to the PUD to rezone the property to its underlying zoning, the D-CM Commercial Mixed-Use District.
2. A Special Use for "dwelling units on the ground floor". This use is a Special Use in the D-CM district, hence the request for the Special Use.

There are other options you can do, as well. We could meet about this in person if you'd like to discuss these options.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 3:44 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you for that clarification, Jessie. The current zoning district (B3E) does not allow ground floor dwelling units as a permitted use. What steps would be necessary to obtain approval to allow ground floor residential as either a principal use or an accessory use?

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 1:20 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

The site plan expired, but the PUD and its zoning did not. Please see the attached zoning verification letter.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 12:01 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street

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

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

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

Can you guys send me a zoning verification letter on your letterhead confirming this parcel is indeed zoned B3(E)?

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:32 AM
To: Jay Garcia <jay@altezagroup.com>
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Jay Garcia
Sent: Friday, February 13, 2026 3:44:07 PM
To: Malkosky, Jessie
Cc: Buesing, Matthew
Subject: Re: 223 E. State Street

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

Thank you for that clarification, Jessie. The current zoning district (B3E) does not allow ground floor dwelling units as a permitted use. What steps would be necessary to obtain approval to allow ground floor residential as either a principal use or an accessory use?

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 1:20 PM
To: Jay Garcia <jay@altezagroup.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street

Hello Jay,

The site plan expired, but the PUD and its zoning did not. Please see the attached zoning verification letter.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 12:01 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. The approved Special Use PUD expired, so wouldn't it default back to the underlying zoning district?
Why does your current zoning map show this parcel is zoned D-CM?
Can you guys send me a zoning verification letter on your letterhead confirming this parcel is indeed zoned B3(E)?

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:32 AM
To: Jay Garcia <jay@altezagroup.com>
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--

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

From: Malkosky, Jessie
Sent: Friday, February 13, 2026 1:20:01 PM
To: 'Jay Garcia'
Cc: Buesing, Matthew
Subject: RE: 223 E. State Street

Hello Jay,

The site plan expired, but the PUD and its zoning did not. Please see the attached zoning verification letter.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Jay Garcia <jay@altezagroup.com>
Sent: Friday, February 13, 2026 12:01 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street

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

Thank you, Jessie. The approved Special Use PUD expired, so wouldn't it default back to the underlying zoning district?
Why does your current zoning map show this parcel is zoned D-CM?
Can you guys send me a zoning verification letter on your letterhead confirming this parcel is indeed zoned B3(E)?

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:32 AM
To: Jay Garcia <jay@altezagroup.com>
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Cassie Robbins
Sent: Friday, February 13, 2026 12:01:35 PM
To: Malkosky, Jessie
Cc: melissa@HRGsells.com; Buesing, Matthew; Tymoszenko, Cathleen
Subject: Re: 223 E State Street

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

Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Fri, Feb 13, 2026 at 12:01?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:
Hello Cassie,

Given that a nail salon and a hair salon are substantially the same use, a hair salon is permitted as well.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Friday, February 13, 2026 10:10 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: melissa@HRGsells.com; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](mailto:330.W.Elm.Street)
[Sycamore, IL 60178](mailto:Sycamore,IL.60178)

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsells.com> wrote:

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](mailto:330.W.Elm.Street)
[Sycamore, IL 60178](mailto:Sycamore,IL.60178)

On Wed, Feb 11, 2026 at 3:29?PM Ma kosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jma.kosky@geneva.il.us>
Subject: FW: [223 E State Street](#)

*Resending because I had an email address wrong and want to make sure everyone receives.
Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Cassie Robbins
Sent: Friday, February 13, 2026 12:01:35 PM
To: Malkosky, Jessie
Cc: melissa@HRGsells.com; Buesing, Matthew; Tymoszenko, Cathleen
Subject: Re: 223 E State Street

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

Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Fri, Feb 13, 2026 at 12:01?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:
Hello Cassie,

Given that a nail salon and a hair salon are substantially the same use, a hair salon is permitted as well.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Friday, February 13, 2026 10:10 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: melissa@HRGsells.com; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](mailto:330.W.Elm.Street)
[Sycamore, IL 60178](mailto:Sycamore,IL.60178)

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsells.com> wrote:

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](mailto:330.W.Elm.Street)
[Sycamore, IL 60178](mailto:Sycamore,IL.60178)

On Wed, Feb 11, 2026 at 3:29?PM Ma kosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jma.kosky@geneva.il.us>
Subject: FW: [223 E State Street](#)

*Resending because I had an email address wrong and want to make sure everyone receives.
Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Jay Garcia
Sent: Friday, February 13, 2026 12:01:14 PM
To: Malkosky, Jessie
Subject: Re: 223 E. State Street

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

Thank you, Jessie. The approved Special Use PUD expired, so wouldn't it default back to the underlying zoning district?
Why does your current zoning map show this parcel is zoned D-CM?
Can you guys send me a zoning verification letter on your letterhead confirming this parcel is indeed zoned B3(E)?

Thank you

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:32 AM
To: Jay Garcia <jay@altezagroup.com>
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

Thank you,

Jessie Malkosky
Assistant City Planner

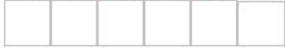
City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4302
jmalkosky@geneva.il.us

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Malkosky, Jessie
Sent: Friday, February 13, 2026 12:01:10 PM
To: 'Cassie Robbins'
Cc: melissa@HRGsells.com; Buesing, Matthew; Tymoszenko, Cathleen
Subject: RE: 223 E State Street

Hello Cassie,

Given that a nail salon and a hair salon are substantially the same use, a hair salon is permitted as well.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Friday, February 13, 2026 10:10 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: melissa@HRGsells.com; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsells.com> wrote:

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 3:29?PM Ma kosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: [223 E State Street](#)

*Resending because I had an email address wrong and want to make sure everyone receives.

Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

From: Malkosky, Jessie
Sent: Friday, February 13, 2026 12:01:10 PM
To: 'Cassie Robbins'
Cc: melissa@HRGsells.com; Buesing, Matthew; Tymoszenko, Cathleen
Subject: RE: 223 E State Street

Hello Cassie,

Given that a nail salon and a hair salon are substantially the same use, a hair salon is permitted as well.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Friday, February 13, 2026 10:10 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: melissa@HRGsells.com; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsells.com> wrote:

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 3:29?PM Ma kosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: [223 E State Street](#)

*Resending because I had an email address wrong and want to make sure everyone receives.

Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

From: Malkosky, Jessie
Sent: Friday, February 13, 2026 11:59:38 AM
To: Buesing, Matthew
Subject: RE: 223 E State Street

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

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Friday, February 13, 2026 11:58 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E State Street

I agree they are substantially the same use. If a nail salon is permitted, a hair salon should be permitted too.

Matt Buesing

City Planner

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

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:45 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: FW: 223 E State Street

Hi Matt,

I'm not sure how to answer Cassie here. In my opinion, a nail salon is substantially similar to a hair salon, so it would be a permitted use. We don't list "salon" in the minimum parking requirements use list, so that indicates to me that "salon" is not a use we explicitly list. We do call out "barbershop", though, but not in the B3E district.

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrqsells.com>
Sent: Friday, February 13, 2026 10:10 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: melissa@HRGsells.com; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrqsells.com> wrote:

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker

630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 3:29?PM Ma kosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: 223 E State Street

*Resending because I had an email address wrong and want to make sure everyone receives.
Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Buesing, Matthew
Sent: Friday, February 13, 2026 11:57:52 AM
To: Malkosky, Jessie
Subject: RE: 223 E State Street

I agree they are substantially the same use. If a nail salon is permitted, a hair salon should be permitted too.

Matt Buesing

City Planner

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

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Friday, February 13, 2026 11:45 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: FW: 223 E State Street

Hi Matt,

I'm not sure how to answer Cassie here. In my opinion, a nail salon is substantially similar to a hair salon, so it would be a permitted use. We don't list "salon" in the minimum parking requirements use list, so that indicates to me that "salon" is not a use we explicitly list. We do call out "barbershop", though, but not in the B3E district.

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Friday, February 13, 2026 10:10 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: melissa@HRGsell.com; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsells.com> wrote:

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 3:29?PM Ma kosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

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

From: Malkosky, Jessie
Sent: Friday, February 13, 2026 11:44:36 AM
To: Buesing, Matthew
Subject: FW: 223 E State Street

Hi Matt,

I'm not sure how to answer Cassie here. In my opinion, a nail salon is substantially similar to a hair salon, so it would be a permitted use. We don't list "salon" in the minimum parking requirements use list, so that indicates to me that "salon" is not a use we explicitly list. We do call out "barbershop", though, but not in the B3E district.

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Friday, February 13, 2026 10:10 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Cc: melissa@HRGsells.com; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsells.com> wrote:

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 3:29?PM Ma kosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: 223 E State Street

*Resending because I had an email address wrong and want to make sure everyone receives.

Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

From: Malkosky, Jessie
Sent: Friday, February 13, 2026 11:32:13 AM
To: 'jay@altezagroup.com'
Subject: FW: 223 E. State Street

Hello Jay,

My apologies, I did get the email wrong. I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins
Sent: Friday, February 13, 2026 10:10:25 AM
To: Malkosky, Jessie
Cc: melissa@HRGsell.com; Buesing, Matthew; Tymoszenko, Cathleen
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsell.com> wrote:
Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 3:29?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:
Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsell.com>; 'melissa@HRGsell.com' <melissa@HRGsell.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: 223 E State Street

*Resending because I had an email address wrong and want to make sure everyone receives.
Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--

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

From: Cassie Robbins
Sent: Friday, February 13, 2026 10:10:25 AM
To: Malkosky, Jessie
Cc: melissa@HRGsells.com; Buesing, Matthew; Tymoszenko, Cathleen
Subject: Re: 223 E State Street

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

Hi Everyone,

Would a Salon be an accepted use? I see a nail salon on there, but not a hair salon.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 4:49?PM Cassie Robbins <cassie@hrgsells.com> wrote:
Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 11, 2026 at 3:29?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:
Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: 223 E State Street

*Resending because I had an email address wrong and want to make sure everyone receives.
Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--

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

From: Tymoszenko, Cathleen
Sent: Thursday, February 12, 2026 6:48:52 PM
To: Noll, Daniel
Subject: FW: CoStar Daily Alert for February 4, 2026

New Broker

Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4201
ctymoszenko@geneva.il.us

From: CoStar Alerts <no-reply@alerts.costar.com>
Sent: Wednesday, February 4, 2026 7:00 AM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: CoStar Daily Alert for February 4, 2026

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

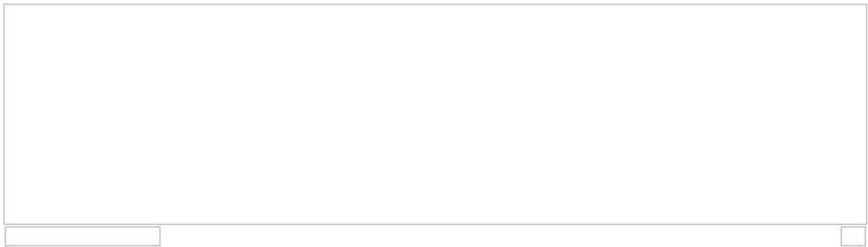


CoStar Daily Alert
February 4, 2026

2024 To track changes in the market

ALL Properties existing in 60134 | Generated from your Property Search

	223 E State St Geneva, IL 60134
	3,336 SF ? Office ? Built 1899 For Sale: \$675,000 (\$202.34/SF)



[View All Saved Searches](#)

Contact Emilia to update your listings or
for any product training needs.



[Emilia Alexandru](#)

Client Relationship Consultant

(312) 238-8914

If you'd like to unsubscribe, [view your account settings](#).

1201 Wilson Blvd

Arlington, VA 22209

© 2026, CoStar

From: Malkosky, Jessie
Sent: Thursday, February 12, 2026 4:17:48 PM
To: 'jay@altegroup.com'
Subject: 223 E. State Street

Hello Jay,

I have attached the Planned Unit Development (PUD) ordinances for 223 E. State Street. Additionally, from the City's Zoning Ordinance online, I've included the list of B3(E) permitted and special uses and the minimum parking requirements for all uses. Please let me know if you have questions.

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
jmalkosky@geneva.il.us

From: Cassie Robbins
Sent: Wednesday, February 11, 2026 4:49:31 PM
To: Malkosky, Jessie
Cc: melissa@HRGsells.com; Buesing, Matthew; Tymoszenko, Cathleen
Subject: Re: 223 E State Street

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

Thank you everyone!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178



On Wed, Feb 11, 2026 at 3:29?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:
Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Ma kosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: 223 E State Street

*Resending because I had an email address wrong and want to make sure everyone receives.
Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

Thanks, Cathleen

Cathleen Tymoszenko
Director of Economic Development

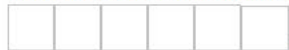
City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4201
ctymoszenko@geneva.il.us

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Malkosky, Jessie
Sent: Wednesday, February 11, 2026 3:29:05 PM
To: 'Cassie Robbins'; 'melissa@HRGsells.com'
Cc: Buesing, Matthew; Tymoszenko, Cathleen
Subject: RE: 223 E State Street

Hello Melissa and Cassie,

I have attached the two relevant PUD ordinances for this property. Additionally, I've included the permitted and special uses list as outlined in the B3(E) district, and the minimum parking requirements for all uses in the city. Per the 2002-69 Ordinance, any permitted use in the B3(E) district which requires less than 4 parking spaces per 1000 gross square feet of floor area is permitted in the PUD. But, any use which requires more than 4 parking spaces per 1000 gross square feet of floor area is prohibited.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, February 11, 2026 10:12 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>; 'melissa@HRGsells.com' <melissa@HRGsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>; Ma kosky, Jessie <jmalkosky@geneva.il.us>
Subject: FW: 223 E State Street

*Resending because I had an email address wrong and want to make sure everyone receives.
Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

Thanks, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000.4201](tel:630.232.0000.4201)
ctymoszenko@geneva.il.us

From: Tymoszenko, Cathleen
Sent: Wednesday, February 11, 2026 10:11:55 AM
To: 'Cassie Robbins'; 'melissa@HRGsells.com'
Cc: Buesing, Matthew; Malkosky, Jessie
Subject: FW: 223 E State Street

***Resending because I had an email address wrong and want to make sure everyone receives.**

Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

From: Tymoszenko, Cathleen
Sent: Wednesday, February 11, 2026 10:10:07 AM
To: Malkosky, Jessie
Subject: RE: 223 E State Street - Contacts



Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000 4201
ctymoszenko@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, February 11, 2026 8:54 AM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: 223 E State Street - Contacts

Hi Cathleen,

Would you mind forwarding me the email contact for, I think it was "Melissa", from yesterday's meeting? I have Cassandra's email.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Tymoszenko, Cathleen
Sent: Wednesday, February 11, 2026 10:09:25 AM
To: 'Cassandra Robbins'; 'melissa@HRGsell.com'
Cc: Buesing, Matthew; Malkosky, Jessie
Subject: 223 E State Street

Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Tymoszenko, Cathleen
Sent: Wednesday, February 11, 2026 10:08:21 AM
To: 'Cassandra Robbins'; 'melissa@HRGsell.com'
Cc: Buesing, Matthew; Malkosky, Jessie
Subject: 223 E State Street

Good Morning.

Thank you for meeting with us to discuss some possibilities at 223 E. State. Per our discussion, following are links to the [City's Historic Preservation Adaptive Reuse Grant Program](#) and [Historic Preservation Tax Credit Information](#) page where you will also find contact information for Emily, Preservation Planner.

We look forward to working with you further.

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

From: Malkosky, Jessie
Sent: Wednesday, February 11, 2026 8:54:08 AM
To: Tymoszenko, Cathleen
Subject: 223 E State Street - Contacts

Hi Cathleen,

Would you mind forwarding me the email contact for, I think it was "Melissa", from yesterday's meeting? I have Cassandra's email.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Malkosky, Jessie
Sent: Tuesday, February 10, 2026 1:32:33 PM
To: Buesing, Matthew
Subject: FW: 223 E. State Street Question

Hey Matt,

I sent this out in January to the broker of 223 E State Street.

Jessie Malkosky
Assistant City Planner

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

From: Malkosky, Jessie
Sent: Wednesday, January 21, 2026 12:15 PM
To: 'Cassie Robbins' <cassie@hrgsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street Question

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

From: Buesing, Matthew
Sent: Monday, February 09, 2026 3:37:28 PM
To: 'Melissa Mobile'
Cc: Cassie Robbins; Tymoszenko, Cathleen
Subject: RE: Meeting

Yeah, that should work! I'll send out a meeting invite shortly.

Matt Buesing

City Planner

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

From: Melissa Mobile <melissamobile33@gmail.com>
Sent: Monday, February 9, 2026 3:09 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Cassie Robbins <cassie@hrgsells.com>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: Meeting

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

Hi Matthew,

Would 2pm tomorrow work for you?

Thank you,
Melissa Mobile, Managing Broker
Hometown Realty Group
330 West Elm St.
Sycamore, IL 60178
Cell: 815-501-4011
Office: 815-991-9293
Fax: 815-991-9697
Email: MelissaMobile33@gmail.com
HRGsells.com

On Mon, Feb 9, 2026 at 12:25?PM Buesing, Matthew <mbuesing@geneva.il.us> wrote:

We'll be in meetings tomorrow morning. If there's a time in the afternoon, we should be able to make that work.

Matt Buesing

City Planner

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

From: Melissa Mobile <melissamobile33@gmail.com>
Sent: Monday, February 9, 2026 10:25 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Cassie Robbins <cassie@hrgsells.com>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: Meeting

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

Hi Matthew,

How is 10:30am tomorrow?

Thank you,
Melissa Mobile, Managing Broker
Hometown Realty Group
330 West Elm St.

Sycamore, IL 60178
Cell: 815-501-4011
Office: 815-991-9293
Fax: 815-991-9697
Email: MelissaMobile33@gmail.com
HRGsells.com

On Mon, Feb 9, 2026 at 8:40?AM Buesing, Matthew <mbuesing@geneva.il.us> wrote:

Hi Cassie,

Tuesday afternoon looks open right now or anytime after 10 am on Thursday. What time would work best for you?

Thanks,

Matt Buesing

City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>

Sent: Friday, February 6, 2026 3:23 PM

To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>

Cc: Melissa Mobile <melissa@hrgsells.com>

Subject: Meeting

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

Hi Matthew and Cathleen,

Melissa Mobile and I would like to set up a time to meet and discuss some questions in regards to 223 E. State Street in Geneva. I just left Matt a voicemail as well, but is there a time that would work for both of you next week?

Thanks again,

—
Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

--	--	--	--	--	--	--	--

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

From: Melissa Mobile
Sent: Monday, February 09, 2026 3:09:11 PM
To: Buesing, Matthew
Cc: Cassie Robbins; Tymoszenko, Cathleen
Subject: Re: Meeting

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

Hi Matthew,

Would 2pm tomorrow work for you?

Thank you,
Melissa Mobile, Managing Broker
Hometown Realty Group
330 West Elm St.
Sycamore, IL 60178
Cell: 815-501-4011
Office: 815-991-9293
Fax: 815-991-9697
Email: MelissaMobile33@gmail.com
HRGsells.com

On Mon, Feb 9, 2026 at 12:25?PM Buesing, Matthew <mbuesing@geneva.il.us> wrote:

We'll be in meetings tomorrow morning. If there's a time in the afternoon, we should be able to make that work.

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)
mbuesing@geneva.il.us

From: Melissa Mobile <melissamobile33@gmail.com>
Sent: Monday, February 9, 2026 10:25 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Cassie Robbins <cassie@hrqsells.com>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: Meeting

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

Hi Matthew,

How is 10:30am tomorrow?

Thank you,
Melissa Mobile, Managing Broker
Hometown Realty Group
330 West Elm St.
Sycamore, IL 60178
Cell: 815-501-4011
Office: 815-991-9293
Fax: 815-991-9697
Email: MelissaMobile33@gmail.com
HRGsells.com

On Mon, Feb 9, 2026 at 8:40?AM Buesing, Matthew <mbuesing@geneva.il.us> wrote:

Hi Cassie,

Tuesday afternoon looks open right now or anytime after 10 am on Thursday. What time would work best for you?

Thanks,

Matt Buesing

City Planner

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

From: Cassie Robbins <cassie@hrqsells.com>
Sent: Friday, February 6, 2026 3:23 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Melissa Mobile <melissa@hrqsells.com>
Subject: Meeting

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

Hi Matthew and Cathleen,

Melissa Mobile and I would like to set up a time to meet and discuss some questions in regards to 223 E. State Street in Geneva. I just left Matt a voicemail as well, but is there a time that would work for both of you next week?

Thanks again,

--
Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

The City of Geneva, Illinois Since 1835

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

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

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

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

The City of Geneva, Illinois Since 1835

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

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

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

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

From: Buesing, Matthew
Sent: Monday, February 09, 2026 12:25:38 PM
To: 'Melissa Mobile'
Cc: Cassie Robbins; Tymoszenko, Cathleen
Subject: RE: Meeting

We'll be in meetings tomorrow morning. If there's a time in the afternoon, we should be able to make that work.

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)
mbuesing@geneva.il.us

From: Melissa Mobile <melissamobile33@gmail.com>
Sent: Monday, February 9, 2026 10:25 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Cassie Robbins <cassie@hrqsells.com>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: Meeting

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

Hi Matthew,

How is 10:30am tomorrow?

Thank you,
Melissa Mobile, Managing Broker
Hometown Realty Group
330 West Elm St.
Sycamore, IL 60178
Cell: 815-501-4011
Office: 815-991-9293
Fax: 815-991-9697
Email: MelissaMobile33@gmail.com
HRGsells.com

On Mon, Feb 9, 2026 at 8:40?AM Buesing, Matthew <mbuesing@geneva.il.us> wrote:

Hi Cassie,

Tuesday afternoon looks open right now or anytime after 10 am on Thursday. What time would work best for you?

Thanks,

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000), [4303](tel:630.232.4303)
mbuesing@geneva.il.us

From: Cassie Robbins <cassie@hrqsells.com>
Sent: Friday, February 6, 2026 3:23 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Melissa Mobile <melissa@hrqsells.com>
Subject: Meeting

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

Hi Matthew and Cathleen,

Melissa Mobile and I would like to set up a time to meet and discuss some questions in regards to 223 E. State Street in Geneva. I just left Matt a voicemail as well, but is there a time that would work for both of you next week?

Thanks again,

Page 10 of 10

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

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

From: Melissa Mobile
Sent: Monday, February 09, 2026 10:24:34 AM
To: Buesing, Matthew
Cc: Cassie Robbins; Tymoszenko, Cathleen
Subject: Re: Meeting

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

Hi Matthew,

How is 10:30am tomorrow?

Thank you,
Melissa Mobile, Managing Broker
Hometown Realty Group
330 West Elm St.
Sycamore, IL 60178
Cell: 815-501-4011
Office: 815-991-9293
Fax: 815-991-9697
Email: MelissaMobile33@gmail.com
HRGsell.com

On Mon, Feb 9, 2026 at 8:40?AM Buesing, Matthew <mbuesing@geneva.il.us> wrote:
Hi Cassie,

Tuesday afternoon looks open right now or anytime after 10 am on Thursday. What time would work best for you?

Thanks,

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4303
mbuesing@geneva.il.us

From: Cassie Robbins <cassie@hrqsells.com>
Sent: Friday, February 6, 2026 3:23 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Melissa Mobile <melissa@hrqsells.com>
Subject: Meeting

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

Hi Matthew and Cathleen,

Melissa Mobile and I would like to set up a time to meet and discuss some questions in regards to 223 E. State Street in Geneva. I just left Matt a voicemail as well, but is there a time that would work for both of you next week?

Thanks again,

—
Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Buesing, Matthew
Sent: Monday, February 09, 2026 8:40:28 AM
To: 'Cassie Robbins'; Tymoszenko, Cathleen
Cc: Melissa Mobile
Subject: RE: Meeting

Hi Cassie,

Tuesday afternoon looks open right now or anytime after 10 am on Thursday. What time would work best for you?

Thanks,

Matt Buesing

City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Friday, February 6, 2026 3:23 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Melissa Mobile <melissa@hrgsells.com>
Subject: Meeting

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

Hi Matthew and Cathleen,

Melissa Mobile and I would like to set up a time to meet and discuss some questions in regards to 223 E. State Street in Geneva. I just left Matt a voicemail as well, but is there a time that would work for both of you next week?

Thanks again,

—
Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

From: Melissa Mobile
Sent: Friday, February 06, 2026 4:54:03 PM
To: Byrne, Brian
Cc: melissa@hrgsells.com; Tymoszenko, Cathleen; Buesing, Matthew
Subject: Re: 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.

Thank you Brian, very nice to meet you today.

Enjoy the Super Bowl! Talk soon,

Melissa Mobile
Managing Broker/Owner
Hometown Realty Group
815-501-4011
Fax: 815-991-9697
Melissa@HRGsell.com
HRGsell.com

On Feb 6, 2026, at 3:167PM, Byrne, Brian <bbyrne@geneva.il.us> wrote:

?

Melissa,

It was nice meeting you today and I wanted to recap the general requirements to convert the 2nd floor to residential.

- Fire separation required between 1st and 2nd floors.
 - o Egress at front and rear would be required to be separated. Can be accomplished with existing solid doors by adding closers and blocking transom windows. (on each floor)
 - o Evaluate ceiling between 1st and 2nd floors (where the lights are)
- Fire alarm system would require modifications (to bring complete building to compliance after the conversion)
- Architectural drawings for the modifications of the kitchen and laundry areas, including the modifications to the plumbing and other areas to be modified.
 - o Architect should use chapter 13 of the 2021 ICC- existing building code as a guide (we can help with questions in this area as needed)

I've also included Cathleen and Matt on the email so you have their contact information as well.

Thank you

Brian Byrne
Building Commissioner

City of Geneva, Illinois
Community Development Department, Building Division
109 James Street, Geneva, IL 60134
Desk: [630 232 0000](tel:6302320000) [4307](tel:6302324307)
bbyrne@geneva.il.us
[Permits Link](#)

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Cassie Robbins
Sent: Friday, February 06, 2026 3:22:38 PM
To: Tymoszenko, Cathleen; Buesing, Matthew
Cc: Melissa Mobile
Subject: Meeting

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

Hi Matthew and Cathleen,

Melissa Mobile and I would like to set up a time to meet and discuss some questions in regards to 223 E. State Street in Geneva. I just left Matt a voicemail as well, but is there a time that would work for both of you next week?

Thanks again,

--

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178



From: Byrne, Brian
Sent: Friday, February 06, 2026 3:15:58 PM
To: 'melissa@hrgsells.com'
Cc: Tymoszenko, Cathleen; Buesing, Matthew
Subject: 223 E. State St.

Melissa,

It was nice meeting you today and I wanted to recap the general requirements to convert the 2nd floor to residential.

- Fire separation required between 1st and 2nd floors.
 - o Egress at front and rear would be required to be separated. Can be accomplished with existing solid doors by adding closers and blocking transom windows. (on each floor)
 - o Evaluate ceiling between 1st and 2nd floors (where the lights are)
- Fire alarm system would require modifications (to bring complete building to compliance after the conversion)
- Architectural drawings for the modifications of the kitchen and laundry areas, including the modifications to the plumbing and other areas to be modified.
 - o Architect should use chapter 13 of the 2021 ICC- existing building code as a guide (we can help with questions in this area as needed)

I've also included Cathleen and Matt on the email so you have their contact information as well.

Thank you

Brian Byrne
Building Commissioner

City of Geneva, Illinois
Community Development Department, Building Division
109 James Street, Geneva, IL 60134
Desk: [630 232 0000.4307](tel:63023200004307)
bbyrne@geneva.il.us
[Permits Link](#)

From: Buesing, Matthew
Sent: Thursday, February 05, 2026 4:31:51 PM
To: 'Jacob Vlakancic'
Subject: RE: 223 e state street

Hi Jacob,

223 E State Street is located in the D-CM (Commercial Mixed-Use) zoning district. Per City Ordinance 2025-21, dwelling units on the ground floor are now considered a special use in the D-CM district. This property is also located in a Planned Unit Development (PUD), which is a type of special use that allows for certain variations from the zoning ordinance to be allowed for a specific development. The PUD was approved back in 2002, so if you want to convert the site into a multi-unit residential property, the application would technically involve amending the PUD. We can discuss the application requirements once you are ready to move forward, but whether it's just a special use application or an amendment to a PUD application, the process is the same. It's generally a 3-4 month process which includes staff review, a public hearing with the Planning & Zoning Commission, and then the final City Council meeting.

Here's a link to the special use application: <https://www.geneva.il.us/DocumentCenter/View/46/Special-Use-Permit---Packet?bidId=>. Please note that some of the requirements may not be applicable due to the nature of the project.

38 Crissey is an existing nonconforming duplex located in the D-SFMR (Single-Family Medium Density Residential) zoning district. Per Chapter 13 of the Geneva Zoning Ordinance, nonconforming uses may continue. If the use is ever changed to a conforming use, then you would not be permitted to change it back to the nonconforming use.

If there's anything else I can help with, just let me know.

Thanks!

Matt Buesing

City Planner

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

From: Jacob Vlakancic <jvlakancic1@gmail.com>
Sent: Thursday, February 5, 2026 3:09 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: 223 e state street

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

Hi Matt,

Thank you for taking the time to speak with me this afternoon. If you wouldn't mind following up with the relevant ordinance and an overview of the process to convert, it would be greatly appreciated.

I also spoke with Brian regarding 38 Crissey Ave. We currently have an offer out on the property, but we want to ensure we would be able to rent it as a duplex if the purchase goes through. Brian mentioned that while it is zoned as single-family, it is legal non-conforming. Could you please confirm if we are permitted to rent it as a duplex?

Best regards,

Jacob Vlakancic

From: Jacob Vlakancic
Sent: Thursday, February 05, 2026 3:08:35 PM
To: Buesing, Matthew
Subject: 223 e state street

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

Hi Matt,

Thank you for taking the time to speak with me this afternoon. If you wouldn't mind following up with the relevant ordinance and an overview of the process to convert, it would be greatly appreciated.

I also spoke with Brian regarding 38 Crissey Ave. We currently have an offer out on the property, but we want to ensure we would be able to rent it as a duplex if the purchase goes through. Brian mentioned that while it is zoned as single-family, it is legal non-conforming. Could you please confirm if we are permitted to rent it as a duplex?

Best regards,

Jacob Vlakancic

From: Jacob Vlakancic
Sent: Wednesday, February 04, 2026 12:35:22 PM
To: Byrne, Brian
Subject: Re: 223 e state street geneva

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

Good afternoon Brian!

Hey quick question for you, property at 38 Crissey Ave Geneva is up for sale. It is a duplex, I want to make sure if we purchase we would not have any issues renting it as such.

Thank you as always for your help!

On Mon, Jan 5, 2026 at 4:27PM Byrne, Brian <bbyrne@geneva.il.us> wrote:

Happy New Year,
I'll check in with the planners for the process on that one. It's currently located in a PUD so we'll take a look and get back to you this week.

Thanks

Brian Byrne

Building Commissioner

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

From: Jacob Vlakancic <jvlakancic1@gmail.com>
Sent: Saturday, January 3, 2026 1 03 PM
To: Byrne, Brian <bbyrne@geneva.il.us>
Cc: Rory Conran <rory.conran@menta.com>; Aisling O'Reilly <aislingor5@gmail.com>; Bridget Vlakancic <bconran2@gmail.com>
Subject: 223 e state street geneva

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

Hey Brian! Long time no talk man, hope all is well and you guys had a great christmas holiday and happy new year!

Quick question on the 223 e state street thats been up for almost a year, would it be possible to convert this thing to all residential? Looks like a ordinance was passed in Oct of last year but might need a special permit? Just wondering the possibilities.

Hear of anything else off market at all?

Thanks again, hope all is well!

The City of Geneva, Illinois Since 1835

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

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

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



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

From: Cassie Robbins
Sent: Wednesday, February 04, 2026 11:59:23 AM
To: Malkosky, Jessie
Cc: Noll, Daniel; Buesing, Matthew
Subject: Re: 223 E. State Street Question

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

Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 4, 2026 at 11:50?AM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:
Hello Cassie,

I'm so sorry, I mistook your property for a different one. Yes, 223 E State is on our available properties map linked below, if there are any changes to the listing that need to be made you can contact Daniel Noll (dnoll@geneva.il.us) in our Economic Development department.

<https://app.locationone.com/buildings/6320944ffc6d6fe8e0a0fbd/223-E-State-St?organization=59eaba35bec80e09b4bbf6d3>

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Wednesday, February 4, 2026 10:18 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Hi Jessie,

Thank you for checking in to this. I am the listing agent for the property. I am just trying to get the most exposure as possible and someone I know said that sometimes the city will put potential properties on the website. I want to get as much information on everything as possible to explore all routes.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](#)
[Sycamore, IL 60178](#)

On Wed, Feb 4, 2026 at 9:59?AM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hi Cassie,

Actually, on second thought, I am conferring with our economic development team to make sure they don't have any webpage that might be useful to you. Could I ask why you are interested in listing [223 E. State Street](#)? Have you purchased it and are looking for potential buyers? Or does this have to do with advertising the PUD development we have been discussing as a group?

Thank you,

Jessie Malkosky
Assistant City Planner

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

Desk: 630.232.0000, 4302
jmalkosky@geneva.il.us

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 3, 2026 10:02 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Thank you! Is it possible for the city to put our listing on the city website? I just heard from someone that it might be possible. Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](#)
[Sycamore, IL 60178](#)

On Wed, Jan 21, 2026 at 12:15 PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: [223 E. State Street](#) Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

The City of Geneva, Illinois Since 1835

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

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

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

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

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

--	--	--	--	--	--	--

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

From: Malkosky, Jessie
Sent: Wednesday, February 04, 2026 11:50:24 AM
To: 'Cassie Robbins'
Cc: Noll, Daniel; Buesing, Matthew
Subject: RE: 223 E. State Street Question

Hello Cassie,

I'm so sorry, I mistook your property for a different one. Yes, 223 E State is on our available properties map linked below, if there are any changes to the listing that need to be made you can contact Daniel Noll (dnoll@geneva.il.us) in our Economic Development department.

<https://app.locationone.com/buildings/6320944ffcf6d6fe8e0a0fbd/223-E-State-St?organization=59eaba35bec80e09b4bbf6d3>

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Wednesday, February 4, 2026 10:18 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Hi Jessie,

Thank you for checking in to this. I am the listing agent for the property. I am just trying to get the most exposure as possible and someone I know said that sometimes the city will put potential properties on the website. I want to get as much information on everything as possible to explore all routes.

Thank you,

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Feb 4, 2026 at 9:59?AM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hi Cassie,

Actually, on second thought, I am conferring with our economic development team to make sure they don't have any webpage that might be useful to you. Could I ask why you are interested in listing 223 E. State Street? Have you purchased it and are looking for potential buyers? Or does this have to do with advertising the PUD development we have been discussing as a group?

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 3, 2026 10 02 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Thank you! Is it possible for the city to put our listing on the city website? I just heard from someone that it might be possible. Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
[330 W. Elm Street](#)
[Sycamore, IL 60178](#)

On Wed, Jan 21, 2026 at 12:15?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: [223 E. State Street](#) Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

--	--	--	--	--	--	--	--

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

From: Noll, Daniel
Sent: Wednesday, February 04, 2026 10:05:37 AM
To: Malkosky, Jessie
Subject: RE: 223 E. State Street Question

223 E State is on our available properties map linked below, if there are any changes to the listing that need to be made she can contact me.

<https://app.locationone.com/buildings/6320944ffcf6d6fe8e0a0fbd/223-E-State-St?organization=59eaba35bec80e09b4bbf6d3>

Daniel Noll

Business Development Analyst

City of Geneva, Illinois
Economic Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4204
dnoll@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, February 4, 2026 9:57 AM
To: Noll, Daniel <dnoll@geneva.il.us>
Subject: FW: 223 E. State Street Question

Jessie Malkosky

Assistant City Planner

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

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, February 4, 2026 9:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E. State Street Question

Check with Cathleen or Daniel. I think they might have a list or map of for sale properties.

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4302
mbuesing@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, February 4, 2026 8:18 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street Question

Hi Cassie,

You may be referring to our [Development Projects](#) page? This is the public webpage where we display all pending Planning & Zoning applications. We update the page if the request changes, when a PZC date is set (and with the commission's recommendation), when a City Council date is set, and the ultimate decision of the Council. I don't believe we have any other page for property listings. Once you submit your application, we will add your project to this page.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 3, 2026 10:02 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Thank you! Is it possible for the city to put our listing on the city website? I just heard from someone that it might be possible. Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Jan 21, 2026 at 12:15?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

The City of Geneva, Illinois Since 1835

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

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

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

--	--	--	--	--	--	--	--	--	--

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

From: Malkosky, Jessie
Sent: Wednesday, February 04, 2026 9:59:20 AM
To: 'Cassie Robbins'
Cc: Buesing, Matthew
Subject: RE: 223 E. State Street Question

Hi Cassie,

Actually, on second thought, I am conferring with our economic development team to make sure they don't have any webpage that might be useful to you. Could I ask why you are interested in listing 223 E. State Street? Have you purchased it and are looking for potential buyers? Or does this have to do with advertising the PUD development we have been discussing as a group?

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 3, 2026 10:02 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Thank you! Is it possible for the city to put our listing on the city website? I just heard from someone that it might be possible. Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Jan 21, 2026 at 12:15?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

From: Malkosky, Jessie
Sent: Wednesday, February 04, 2026 9:57:20 AM
To: Noll, Daniel
Subject: FW: 223 E. State Street Question

Jessie Malkosky

Assistant City Planner

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

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Wednesday, February 4, 2026 9:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E. State Street Question

Check with Cathleen or Daniel. I think they might have a list or map of for sale properties.

Matt Buesing

City Planner

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

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, February 4, 2026 8:18 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street Question

Hi Cassie,

You may be referring to our [Development Projects](#) page? This is the public webpage where we display all pending Planning & Zoning applications. We update the page if the request changes, when a PZC date is set (and with the commission's recommendation), when a City Council date is set, and the ultimate decision of the Council. I don't believe we have any other page for property listings. Once you submit your application, we will add your project to this page.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 3, 2026 10:02 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Thank you! Is it possible for the city to put our listing on the city website? I just heard from someone that it might be possible. Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Jan 21, 2026 at 12:15?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

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

From: Buesing, Matthew
Sent: Wednesday, February 04, 2026 9:56:22 AM
To: Malkosky, Jessie
Subject: RE: 223 E. State Street Question

Check with Cathleen or Daniel. I think they might have a list or map of for sale properties.

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4302
mbuesing@geneva.il.us

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Wednesday, February 4, 2026 8:18 AM
To: 'Cassie Robbins' <cassie@hrgsells.com>
Cc: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street Question

Hi Cassie,

You may be referring to our [Development Projects](#) page? This is the public webpage where we display all pending Planning & Zoning applications. We update the page if the request changes, when a PZC date is set (and with the commission's recommendation), when a City Council date is set, and the ultimate decision of the Council. I don't believe we have any other page for property listings. Once you submit your application, we will add your project to this page.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 3, 2026 10:02 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Thank you! Is it possible for the city to put our listing on the city website? I just heard from someone that it might be possible. Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Jan 21, 2026 at 12:15?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

--	--	--	--	--	--	--	--	--	--

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

From: Malkosky, Jessie
Sent: Wednesday, February 04, 2026 8:18:09 AM
To: 'Cassie Robbins'
Cc: Buesing, Matthew
Subject: RE: 223 E. State Street Question

Hi Cassie,

You may be referring to our [Development Projects](#) page? This is the public webpage where we display all pending Planning & Zoning applications. We update the page if the request changes, when a PZC date is set (and with the commission's recommendation), when a City Council date is set, and the ultimate decision of the Council. I don't believe we have any other page for property listings. Once you submit your application, we will add your project to this page.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Tuesday, February 3, 2026 10:02 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: Re: 223 E. State Street Question

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

Thank you! Is it possible for the city to put our listing on the city website? I just heard from someone that it might be possible. Thank you!

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178

On Wed, Jan 21, 2026 at 12:15?PM Malkosky, Jessie <jmalkosky@geneva.il.us> wrote:

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

The City of Geneva, Illinois Since 1835

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

If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.

There is no expectation of privacy for any messages sent to or received from the City of Geneva.

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

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

From: Cassie Robbins
Sent: Saturday, January 31, 2026 10:54:54 AM
To: Tymoszenko, Cathleen
Subject: 223 E State Street

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

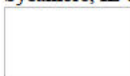
Hi Cathleen,

I am looking for clarification on the TIF uses for my listing on 223 E State Street. I know you have given us some information and spoke with the last person who was under contract on the property. We are looking to add any helpful information about the opportunities for the TIF to help draw in potential renters. Can you explain what TIF Money can be used for? Exterior, interior? Can you share how much the past buyer was potentially going to receive? Is there an expiration of the Tif Money or is there a situation where something would need to be paid back? Are there any available grants to a potential buyer through the city? Any help would be greatly appreciated.

Thank you!

--

Cassandra "Cassie" Robbins
Managing Broker
630-404-8600
330 W. Elm Street
Sycamore, IL 60178



From: Malkosky, Jessie
Sent: Wednesday, January 21, 2026 12:15:23 PM
To: 'Cassie Robbins'
Cc: Buesing, Matthew
Subject: RE: 223 E. State Street Question

Hello Cassie,

The City does not have any floor plans for the interior of the building.

Concerning the 2002 plans, Ordinance 2002-69 laid out nine conditions of approval which must be met before a building permit can be issued. One of those conditions is that the "applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached". This Final Plat was never submitted. Additionally, the ordinance set a deadline for development at December 16, 2004, which was extended to December 16, 2006 in Ordinance 2004-69. I have attached these ordinances with the relevant parts highlighted.

Because the development deadline was not met and a Final Plat of PUD was not submitted, a pursuance of the proposed site plan would require approval by the Planning & Zoning Commission. It is always difficult to say whether or not the PZC would support an application. I think it would be best to understand what you or your potential buyer envision for this site, and then we can discuss the usefulness of the current PUD or whether pursuing Final PUD approval would be appropriate. Please let me know.

Thank you,

Jessie Malkosky
Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

From: Malkosky, Jessie
Sent: Tuesday, January 20, 2026 1:13:10 PM
To: Buesing, Matthew
Subject: RE: 223 E. State Street Question

I don't see it in the Developments folder for the Youngberg PUD or in the PUD Links excel sheet.

Jessie Malkosky

Assistant City Planner

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

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Tuesday, January 20, 2026 1:09 PM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: RE: 223 E. State Street Question

Do you see a final plat of pud anywhere? One of the conditions was that they were supposed to provide a final plat for recording, but I don't see that.

Matt Buesing

City Planner

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

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, January 20, 2026 11:23 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street Question

Hi Matt,

Because all construction and site improvements were not completed per the approved Preliminary/Final Planned Unit Development Plans, I believe that the previously approved plans would need reapproved by the PZC. What do you think? I've highlighted what I believe to be the relevant parts of these ordinances.

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

From: Buesing, Matthew
Sent: Tuesday, January 20, 2026 1:08:52 PM
To: Malkosky, Jessie
Subject: RE: 223 E. State Street Question

Do you see a final plat of pud anywhere? One of the conditions was that they were supposed to provide a final plat for recording, but I don't see that.

Matt Buesing

City Planner

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

From: Malkosky, Jessie <jmalkosky@geneva.il.us>
Sent: Tuesday, January 20, 2026 11:23 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: RE: 223 E. State Street Question

Hi Matt,

Because all construction and site improvements were not completed per the approved Preliminary/Final Planned Unit Development Plans, I believe that the previously approved plans would need reapproved by the PZC. What do you think? I've highlighted what I believe to be the relevant parts of these ordinances.

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600

From: Malkosky, Jessie
Sent: Tuesday, January 20, 2026 11:23:17 AM
To: Buesing, Matthew
Subject: RE: 223 E. State Street Question

Hi Matt,

Because all construction and site improvements were not completed per the approved Preliminary/Final Planned Unit Development Plans, I believe that the previously approved plans would need reapproved by the PZC. What do you think? I've highlighted what I believe to be the relevant parts of these ordinances.

Jessie Malkosky

Assistant City Planner

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

From: Cassie Robbins <cassie@hrgsells.com>
Sent: Monday, January 19, 2026 10:56 AM
To: Malkosky, Jessie <jmalkosky@geneva.il.us>
Subject: 223 E. State Street Question

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

Hi Jessie,

I switched brokerages so I will now have this email address if you ever need to contact me about 223 E State Street. I have a potential buyer with a few questions. The plans that were approved previously for this building in 2002- are these plans still approved? or would they need to be approved by the city again? Does the city have any floor plans for the interior of the building with the approved plans or just the exterior you provided? Since these plans were approved before do you foresee any issues with them being approved again?

Thanks again for your help,

Cassandra Robbins
Managing Broker
Hometown Realty Group
630-404-8600