

**From:** Buesing, Matthew  
**Sent:** Tuesday, May 14, 2024 2:04:02 PM  
**To:** 'Jim Marks'  
**Cc:** Byrne, Brian; Cathy Marks  
**Subject:** RE: ? 223 East State Street

Jim,

City staff had a chance to look over your request, and the overall consensus is that it would be an uphill battle to get approval for a rezoning to single-family residential. Based on the surrounding zoning of adjacent properties on State Street and the designation for Commercial uses in the Comprehensive Plan, we think it would be a hard sell. Our general recommendation would be to work within the existing zoning framework which does still give you the option to have residential units above the ground floor.

That being said, it is still your right to apply should you wish to move forward with the request. If you do want to submit an application, let me know. I can send you the links to the different application forms.

If you have any questions, please let me know.

Thanks,

*Matt Buesing*  
City Planner  
City of Geneva  
22 South First Street  
Geneva, Illinois 60134  
630 845 9654  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Jim Marks <[jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)>  
**Sent:** Monday, May 13, 2024 9:33 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** Byrne, Brian <[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)>; Cathy Marks <[marks@compass-solutions.com](mailto:marks@compass-solutions.com)>  
**Subject:** RE: ? 223 East State Street

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Matt,

Thanks for responding and the information. We are considering a single-family detached home. I look forward to the feedback from the group.

Best Regards,

*Jim Marks*  
Phone: (630) 485-8272  
E-mail: [jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)

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---

**From:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Sent:** Monday, May 13, 2024 9:23 AM  
**To:** Jim Marks <[jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)>  
**Cc:** Byrne, Brian <[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)>  
**Subject:** RE: ? 223 East State Street

Hi Jim,

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If you are looking to convert the entire building into a residential use, then you would need to apply for a rezoning. You would also most likely need to amend the PUD and the Comprehensive Plan. Each application has a \$500 fee and a \$500 public hearing deposit is also required. You'd probably be looking at around \$2,000 for the Planning & Zoning Commission fees. If a stormwater review is required, our Public Works Dept. also requires a \$2,500 review deposit and a \$50 stormwater permit fee.

For the timeline, we would probably be looking at a 3-4 month process from application submittal to City Council approval. This could fluctuate based on a number of factors though.

Are you thinking about a single-family detached home, a multi-family building, or a mixed-use building? If you can let me know by the end of the day, I will discuss with our development staff team tomorrow so we can get the whole groups thoughts on the proposal.

Thanks,

**Matt Buesing**  
City Planner  
City of Geneva  
22 South First Street  
Geneva, Illinois 60134  
630 845 9654  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Jim Marks <[jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)>  
**Sent:** Thursday, May 9, 2024 2:09 PM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** Byrne, Brian <[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)>  
**Subject:** ? 223 East State Street

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Good afternoon,

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We're inquiring about the process/possibility of rezoning this from commercial to residential. We have had inquiries from potential buyers who would be interested if this was returned to residential. I would like to get further information on the process and timelines so we can make a decision on how and if to proceed.

1. Process for applying for the rezoning
2. Estimated timeline from start to finish
3. Likelihood of the rezoning being approved
4. Cost to rezone the property

I appreciate any and all feedback to this request and look forward to hearing from you soon.

Best Regards,

*Jim Marks*

Phone: (630) 485-8272  
E-mail: [jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)



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**From:** Jim Marks  
**Sent:** Monday, May 13, 2024 9:32:53 AM  
**To:** Buesing, Matthew  
**Cc:** Byrne, Brian; Cathy Marks  
**Subject:** RE: ? 223 East State Street

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Matt,

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E-mail: [jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)

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**From:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Sent:** Monday, May 13, 2024 9:23 AM  
**To:** Jim Marks <[jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)>  
**Cc:** Byrne, Brian <[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)>  
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City of Geneva  
22 South First Street  
Geneva, Illinois 60134  
630 845 9654  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

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**From:** Jim Marks <[jmarks@compass-solutions.com](mailto:jmarks@compass-solutions.com)>  
**Sent:** Thursday, May 9, 2024 2:09 PM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** Byrne, Brian <[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)>  
**Subject:** ? 223 East State Street

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**From:** Buesing, Matthew  
**Sent:** Monday, May 13, 2024 9:22:39 AM  
**To:** 'Jim Marks'  
**Cc:** Byrne, Brian  
**Subject:** RE: ? 223 East State Street

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**From:** Jim Marks  
**Sent:** Thursday, May 09, 2024 2:09:10 PM  
**To:** Buesing, Matthew  
**Cc:** Byrne, Brian  
**Subject:** ? 223 East State Street

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---



**From:** Jim Nicolaou  
**Sent:** Thursday, March 23, 2023 3:53:27 PM  
**To:** Tymoszenko, Cathleen  
**Subject:** ? 223 E. State st.

EXTERNAL EMAIL - USE CAUTION

We were thinking of purchasing the office property at 223 E. State st. Wondering if any TIF funds exist for exterior renovations etc. Thank you as always,

Jimmy Nicolaou

[Sent from Yahoo Mail on Android](#)

---

**From:** True, Chayton  
**Sent:** Friday, February 24, 2023 10:52:03 AM  
**To:** Hoang Gralewski  
**Cc:** Buesing, Matthew; DeGroot, David; Tymoszenko, Cathleen  
**Subject:** RE: ? Re: ? 223 E. State Street Geneva

Hoang,

The desired land use, as described, would be permitted at the location. You should be aware that the property is located within the Youngberg Planned Unit Development. Section 4(E) of the attached enabling ordinance (O-2002-69) allows uses that do not require more than 4 parking spaces per 1,000 gross square feet. Please see this attached ordinance for your records and reference.

To ensure potential uses fit within this requirement, one must visit Section 11-11A-6 - Parking Spaces and Design Requirements, which can be accessed through this link: [https://library.municode.com/il/geneva/codes/code\\_of\\_ordinances?nodeId=TIT11ZO\\_CH11OREPALOTRACRE\\_ARTAOREPA\\_11-11A-6PASPDERE](https://library.municode.com/il/geneva/codes/code_of_ordinances?nodeId=TIT11ZO_CH11OREPALOTRACRE_ARTAOREPA_11-11A-6PASPDERE). Medical Office is a use that meets this requirement (does not exceed 4 parking spaces per 1,000 sq. ft.), and would therefore be permitted.

Please reach out if you have other questions or thoughts.

Thanks!

CHAYTON TRUE, AICP  
City Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.845.9654  
[ctrue@geneva.il.us](mailto:ctrue@geneva.il.us)

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

From: Hoang Gralewski  
Sent: Friday, February 24, 2023 10:23 AM  
To: True, Chayton  
Subject: ? Re: ? 223 E. State Street Geneva

EXTERNAL EMAIL - USE CAUTION

Yes, definitely. My medspa will offer aesthetics (botox, dermal fillers, skincare, etc) and IV vitamins therapy.

> On Feb 24, 2023, at 10:19 AM, True, Chayton wrote:

>

> Hoang,

>

> Can you be more specific as to what a "medspa" is? What services will be offered?

>

> Thanks,

>

>

>

> CHAYTON TRUE, AICP

> City Planner

> City of Geneva, Illinois

> 22 South First Street

> Geneva, Illinois 60134

> 630.845.9654

> [ctrue@geneva.il.us](mailto:ctrue@geneva.il.us)

>

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

> From: Hoang Gralewski

> Sent: Friday, February 24, 2023 8:56 AM

> To: True, Chayton

> Subject: ? 223 E. State Street Geneva

>

> EXTERNAL EMAIL - USE CAUTION

>

> Hello Chayton,

>

> I wanted to inquire about a property that is listed on the market, 223 E State St. Can a medspa be operated in that property? We are currently ready to make an offer contingent on this answer. Thank you!

>

> Hoang Gralewski

>

> Sent from my iPhone

>

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>

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