

From: Donna Bode
Sent: Monday, September 12, 2022 3:44:12 PM
To: Tymoszenko, Cathleen
Subject: ? Commerical Property Space in Geneva

EXTERNAL EMAIL - USE CAUTION
Cathleen,

Good afternoon! My name is Donna Bode and I am a Realtor with @properties. I am reaching out about a listing I have for sale located at 223 E State Street in Geneva. This property has been listed since the end of June and I'm working to find a business that is interested in a great commercial space in Geneva. I was given your name by Robyn Chione at the Geneva Chamber. She stated that you may be aware of some businesses/owners that may be looking to relocate to Geneva or perhaps expand their Geneva business to a larger location.

If you have any thoughts or ideas about someone who may find this space promising I would truly appreciate the opportunity to connect. Or, if your department has anywhere I can provide information about this listing I would be more than happy to pass details along, including the current building's floor plans.

Thank you for any opportunity you can provide.

Sincerely,
Donna Bode

Donna Bode
Broker
O: 630-377-1700 | M: 630-667-7182
donnabode@atoproperties.com
<https://www.atoproperties.com/site/donnabode>
@ Properties
111 W. Main Street, St Charles, L 60174



IMPORTANT NOTICES

Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. **Always** independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. **Never** wire money without double-checking that the wiring instructions are correct. By opening this e-mail, you agree that you understand the risks of hacking and agree that At World Properties LLC shall have no liability for the wiring of funds. This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, contact the sender via reply email and destroy all copies of the original message. Although At World Properties LLC takes reasonable measures to prevent the transmission of computer viruses, by opening this email you agree that At World Properties LLC shall have no liability for any loss or damage caused by this email.

From: Donna Bode
Sent: Tuesday, September 13, 2022 3:00:59 PM
To: Tymoszenko, Cathleen
Subject: Re: ? Commerical Property Space in Geneva

Hello!

Thank you so much for your response. Most definitely, I have time to talk. I'm available Wednesday anytime after 1:00 p.m. or Thursday I'm wide open and can make time whenever works for you. Let me know what you prefer

Thanks,
Donna

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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Tuesday, September 13, 2022 2:25:21 PM
To: Donna Bode <donnabode@atproperties.com>
Subject: RE: ? Commerical Property Space in Geneva

Hi Donna,

I am so glad that you contacted me. Do you have time for a call on Wednesday or Thursday?
Please let me know a good time to call.

Thanks, Cathleen

Cathleen Tymoszenko
Economic Development Director
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.7449
ctymoszenko@geneva.il.us

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From: Donna Bode
Sent: Friday, September 16, 2022 10:27:36 AM
To: Tymoszenko, Cathleen
Subject: Re: ? Commerical Property Space in Geneva

Thank you, that sounds great. I had a slight schedule change and will be available until about 1:30. Maybe that will help a bit.

Have a wonderful day!

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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Friday, September 16, 2022 10:12:07 AM
To: Donna Bode <donnabode@atproperties.com>
Subject: RE: ? Commerical Property Space in Geneva

I have an 11 am. I will try you after if it ends before 12. Otherwise, I will give you a call Monday.
Hope you enjoy the wedding!

Thanks, Cathleen

Cathleen Tymoszenko
Economic Development Director
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.7449
ctymoszenko@geneva.il.us

From: Donna Bode <donnabode@atproperties.com>
Sent: Thursday, September 15, 2022 1:27 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: ? Commerical Property Space in Geneva

Hi Cathleen,

I actually have a wedding tomorrow but I'm available from 11-12. Would that work?

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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Thursday, September 15, 2022 9:45:10 AM
To: Donna Bode <donnabode@atproperties.com>
Subject: RE: ? Commerical Property Space in Geneva

Hi Donna,
I'm pretty tied up today with meetings. Do you have anytime tomorrow afternoon?

Thanks, Cathleen

Cathleen Tymoszenko
Economic Development Director
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.7449
ctymoszenko@geneva.il.us

From: Donna Bode <donnabode@atproperties.com>
Sent: Wednesday, September 14, 2022 11:19 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: ? Commerical Property Space in Geneva

Hi Cathleen,

Any chance you would be available tomorrow, September 15th, at 11:00 am for a phone call?

I'd definitely love to touch base with you about the 223 E State Street listing.

Thanks,
Donna

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From: Donna Bode <donnabode@atproperties.com>
Sent: Tuesday, September 13, 2022 3:00:59 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: ? Commerical Property Space in Geneva

Hello!

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From: Donna Bode
Sent: Friday, September 16, 2022 1:55:30 PM
To: Tymoszenko, Cathleen
Subject: Re: ? Commerical Property Space in Geneva

Hi Christine,

Thanks again for connecting with me today! I really appreciated your input and many of the suggestions you offered. I have attached the Update List for the property as well as the floor plans. I'm not sure if you will find a use for these documents but I thought they may be nice to have on hand.

Thank you for sending me the website link, I'm anxious to check it out. Our timing was parallel as I was typing this email to you when your email came through! Next week I will be setting up the listing in Loopnet. I'll let you know when that is started.

Please feel free to reach out if you have any additional advertising ideas for me.

Have a wonderful weekend,
Donna

Donna Bode
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<https://www.atproperties.com/site/donnabode>
@ Properties
111 W. Main Street, St Charles, L 60174



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Sent: Friday, September 16, 2022 10:12 AM
To: Donna Bode <donnabode@atproperties.com>
Subject: RE: ? Commerical Property Space in Geneva

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Hope you enjoy the wedding!

Thanks, Cathleen

Cathleen Tymoszenko
Economic Development Director
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Importance: High

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From: Masella, Luke
Sent: Thursday, September 22, 2022 9:18:59 AM
To: Buesing, Matthew
Subject: FW: ? Zoning for 223 E State Street Geneva

I had worked with this woman in the past and she reached out to for help again!

Being as I no longer am a part of the Community Development Department, I thought I should take the liberty and forward it to you.

Good day to you Mathew.

Luke

LUKE MASELLA
City of Geneva, Illinois
Office of the City Administrator
22 South First Street
Geneva, Illinois 60134
630.232.7494 Xtn. 4114
lmaseella@geneva.il.us

From: Donna Bode <donnabode@atproperties.com>
Sent: Wednesday, September 21, 2022 7:53 PM
To: Masella, Luke <lmaseella@geneva.il.us>
Subject: ? Zoning for 223 E State Street Geneva

EXTERNAL EMAIL - USE CAUTION
Hi Luke,

We spoke a while ago about a DCM property I have listed at 223 E State Street in Geneva. You have been great about providing me with information regarding the zoning usage of this property in the past and I now have a couple of new questions to pass by you.

1. Can the property be rezoned for residential use? The original building was a residence and the current property owner is curious to know if it can be re-zoned as such. We are interested in what steps and expenses would be involved to do this.

- a. One thought is for the current owner to start this rezoning process
- b. Another thought is to gather the information so that we can inform potential buyers what their costs would be to do this if they were to purchase with the intent to transform the property.

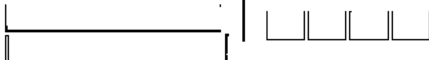
2. Similar to the above in terms of zoning usage, can the property's main level remain a business but the top level be used for housing?

The property has been listed since the end of June and we have not received any interest in it being purchased for commercial, or office use. Some potential buyers have asked about having a business on the main floor and a rentable apartment or Airbnb space on the upper level. Again, is this a possibility and if so, what would be needed to make this a reality?

Please feel free to either email me back or call me at 63-667-7182. I realize sometimes things are easier to discuss over the phone.

Thanks in advance for your assistance.
Donna Bode

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O: 630-377-1700 | M: 630-667-7182
donnabode@atproperties.com
[@ Properties](https://www.atproperties.com/site/donnabode)
111 W. Main Street, St Charles, IL 60174



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From: Donna Bode
Sent: Friday, September 23, 2022 12:43:39 PM
To: True, Chayton; Buesing, Matthew
Subject: ? Re: 223 E State St


EXTERNAL EMAIL - USE CAUTION
Hi Matt!

Thank you so much for your detailed response. I am sharing all of this information with the seller/owner to see how she would like to proceed. Whether she moves forward with requesting a zoning change or not, I think ideally we wanted to understand the process and potential to be able to share with potential buyers.

I will keep you posted if she decides to move forward.

Have a wonderful weekend,
Donna

Donna Bode
Broker
O: 630-377-1700 | M: 630-667-7182
donnabode@atproperties.com
<https://www.atproperties.com/site/donnabode>
@ Properties
111 W. Main Street, St Charles, L 60174



From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Friday, September 23, 2022 10:07 AM
To: Donna Bode <donnabode@atproperties.com>
Cc: True, Chayton <ctrue@geneva.il.us>
Subject: 223 E State St

Good morning Donna,

Luke forwarded me your questions regarding the property at 223 E State St. Technically, the rezoning process is possible, but there are a number of hurdles you have to get over, and there's ultimately no guarantee that your request will be approved. You would most likely need to apply for a Zoning Map Amendment and a Comprehensive Map Amendment. The subject property is also a part of a Planned Unit Development, so that may need to be amended as well. All of these applications would need to first go before the Planning and Zoning Commission and then to City Council for a final decision.

To answer your second question, the D-CM zoning district does permit a dwelling unit above the ground floor by-right, so that may be an easier option to pursue:

Use	D-SFMR	D-SFHR	D-MHR	D-MFR	D-RSCM
RESIDENTIAL					
Single-family attached dwelling, up to 6 units (1)			S	P	P*
Single-family detached dwelling (1)	P	P	P		P*
Two-family dwelling (1)			P	P	P*
Three-family dwelling (1)			P	P	P*
Dwelling unit above ground floor (2)					P

Depending on what you want to do – especially if you want to pursue a rezoning – we can also set up a time to have you meet with our City Planner, Chayton True. I've copied Chayton on this email, so just let us know. Chayton can help walk you through the application process.

If you have any other questions, please let us know.

Thanks,

Matt Buesing
Assistant Planner
City of Geneva
22 South First Street
Geneva, Illinois 60134
630.232.0818
mbuesing@geneva.il.us

The City of Geneva, Illinois Since 1835

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From: True, Chayton
Sent: Monday, September 26, 2022 8:48:55 AM
To: Buesing, Matthew
Subject: RE: 223 E State St

Matt,

What did Donna want to do with the property? Just curious.

Thanks!

CHAYTON TRUE, AICP
City Planner
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.845.9654
ctrue@geneva.il.us

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Friday, September 23, 2022 10:08 AM
To: donnabode@atproperties.com
Cc: True, Chayton <ctrue@geneva.il.us>
Subject: 223 E State St

Good morning Donna,

Luke forwarded me your questions regarding the property at 223 E State St. Technically, the rezoning process is possible, but there are a number of hurdles you have to get over, and there's ultimately no guarantee that your request will be approved. You would most likely need to apply for a Zoning Map Amendment and a Comprehensive Map Amendment. The subject property is also a part of a Planned Unit Development, so that may need to be amended as well. All of these applications would need to first go before the Planning and Zoning Commission and then to City Council for a final decision.

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Use	D-SFMR	D-SFHR	D-MHR	D-MFR	D-RSCM
RESIDENTIAL					
Single-family attached dwelling, up to 6 units (1)			S	P	P*
Single-family detached dwelling (1)	P	P	P		P*
Two-family dwelling (1)			P	P	P*
Three-family dwelling (1)			P	P	P*
Dwelling unit above ground floor (2)					P

Depending on what you want to do – especially if you want to pursue a rezoning – we can also set up a time to have you meet with our City Planner, Chayton True. I've copied Chayton on this email, so just let us know. Chayton can help walk you through the application process.

If you have any other questions, please let us know.

Thanks,

Matt Buesing
Assistant Planner
City of Geneva
22 South First Street
Geneva, Illinois 60134
630.232.0818
mbuesing@geneva.il.us

From: Brad Schreiner
Sent: Wednesday, September 28, 2022 2:55:01 PM
To: Tymoszenko, Cathleen
Subject: RE: ? East Side Building Opportunities

Thanks Cathleen

Brad Schreiner
Director of Leasing and Sales
Managing Broker

BEI Commercial Real Estate
a division of Batavia Enterprises
140 First Street Suite B Batavia IL 60510
Direct: (630)457-1248
Cell (630)650-0966



www.beicre.com

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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Tuesday, September 27, 2022 9:01 PM
To: Brad Schreiner <BSchreiner@beicre.com>
Subject: Re: ? East Side Building Opportunities

Hi Brad,
Sorry for delay. The building I was thinking about is the Compass building 223 E State. Please see link below for details.

<https://app.locationone.com/buildings/6320944ffcf6d6fe8e0a0fbd/223-E-State-St?organization=59eaba35bec80e09b4bbf6d3>

It is an office building with space for other related activities. It has been well maintained and is a prestigious location. The broker is residential focused with @properties.

Let me know what you think.
Thanks, Cathleen

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

On Sep 26, 2022, at 9:41 AM, Brad Schreiner <BSchreiner@beicre.com> wrote:

?
EXTERNAL EMAIL - USE CAUTION
Cathleen,

Can you send me the buildings you were thinking about from our conversation on Thursday for my client.

Thanks,

Brad Schreiner
Director of Leasing and Sales
Managing Broker

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From: Donna Bode
Sent: Sunday, October 02, 2022 5:02:01 PM
To: Tymoszenko, Cathleen
Subject: ? 223 E State Street Commercial Listing

EXTERNAL EMAIL - USE CAUTION

Hi Cathleen,

Hopefully, you had a wonderful weekend! I am reaching out once again about the commercial property listed for sale at 223 E State Street. We actually have our first showing tomorrow afternoon, so fingers crossed! I was wondering if you are able to add the interior and extra exterior photos to the listing you have on the city site. I've attached the photos to this email. It looks like there can be a slideshow so I thought these would be a nice addition.

Let me know if you have any questions!

Thanks,
Donna

Donna Bode
Broker
O: 630-377-1700 | M: 630-667-7182
donnabode@atworldproperties.com
<https://www.atworldproperties.com/site/donnabode>
@ Properties
111 W. Main Street, St Charles, L 60174



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From: Donna Bode
Sent: Monday, October 03, 2022 7:43:17 AM
To: Tymoszenko, Cathleen
Subject: Re: ? 223 E State Street Commercial Listing

Good morning!

Thank you for adding the photos!

No, this is a broker coming from Elmhurst. Her client is a woman who apparently owns multiple businesses. I don't have much information yet but will find out more this afternoon. Hopefully, we'll hear from your contact as well.

FYI, the listing is on the CoStar site and but is being added to Loopnet this week, I hope by tomorrow.

Appreciate your help,
Donna

Get [Outlook for Android](#)

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Monday, October 3, 2022 7:08:53 AM
To: Donna Bode <donnabode@atproperties.com>
Subject: Re: ? 223 E State Street Commercial Listing

Hi Donna,
Yes. We can add the photos.

I told a broker-looking for office space- about the listing last week and sent him a link. His name is brad Schriener from BEI. Is that who the showing is with or have you heard from him yet?

Thanks, Cathleen

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

On Oct 2, 2022, at 5:03 PM, Donna Bode <donnabode@atproperties.com> wrote:

?EXTERNAL EMAIL - USE CAUTION
Hi Cathleen,

Hopefully, you had a wonderful weekend! I am reaching out once again about the commercial property listed for sale at 223 E State Street. We actually have our first showing tomorrow afternoon, so fingers crossed! I was wondering if you are able to add the interior and extra exterior photos to the listing you have on the city site. I've attached the photos to this email. It looks like there can be a slideshow so I thought these would be a nice addition.

Let me know if you have any questions!
Thanks,
Donna

[\[https://ciresignaturelogos.s3.amazonaws.com/@properties+Christie's+International+Real+Estate.png\]](https://ciresignaturelogos.s3.amazonaws.com/@properties+Christie's+International+Real+Estate.png)<<https://www.atproperties.com/site/donnabode>>

Donna Bode
Broker
O: 630-377-1700 | M: 630-667-7182
donnabode@atproperties.com<mailto:donnabode@atproperties.com>
<https://www.atproperties.com/site/donnabode>
@ Properties
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[\[https://ciresignaturelogos.s3.amazonaws.com/twitter.png\]](https://ciresignaturelogos.s3.amazonaws.com/twitter.png) <[https://twitter.com/properties?](https://twitter.com/properties?ref_src=twsrc%5Egoogle%7Ctwcamp%5Eserp%7Ctwgr%5Eauthor)
[ref_src=twsrc%5Egoogle%7Ctwcamp%5Eserp%7Ctwgr%5Eauthor](https://twitter.com/properties?ref_src=twsrc%5Egoogle%7Ctwcamp%5Eserp%7Ctwgr%5Eauthor)>

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From: Brad Schreiner
Sent: Wednesday, October 05, 2022 9:19:15 AM
To: Tymoszenko, Cathleen
Subject: RE: ? East Side Building Opportunities

Thanks for sending. It will be to small for her.

We did look at 433 E State on Monday, however it would need a lot of work including infrastructure / Build Out and sprinkler system.

Brad Schreiner
Director of Leasing and Sales
Managing Broker

BEI Commercial Real Estate
a division of Batavia Enterprises
140 First Street Suite B Batavia IL 60510
Direct: (630)457-1248
Cell (630)650-0966



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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, October 5, 2022 9:04 AM
To: Brad Schreiner <BSchreiner@beicre.com>
Subject: Re: ? East Side Building Opportunities

Good morning, did you see 501 E State listed today?

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

On Sep 28, 2022, at 2:55 PM, Brad Schreiner <BSchreiner@beicre.com> wrote:

?
Thanks Cathleen

Brad Schreiner
Director of Leasing and Sales
Managing Broker

BEI Commercial Real Estate
a division of Batavia Enterprises
140 First Street Suite B Batavia IL 60510
Direct: (630)457-1248
Cell (630)650-0966



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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Tuesday, September 27, 2022 9:01 PM
To: Brad Schreiner <BSchreiner@beicre.com>
Subject: Re: ? East Side Building Opportunities

Hi Brad,
Sorry for delay. The building I was thinking about is the Compass building 223 E State. Please see link below for details.

<https://app.locationone.com/buildings/6320944ffcf6d6fe8e0a0fbd/223-E-State-St?organization=59eaba35bec80e09b4bbf6d3>

It is an office building with space for other related activities. It has been well maintained and is a prestigious location. The broker is residential focused with @properties.

Let me know what you think.
Thanks, Cathleen

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

On Sep 26, 2022, at 9:41 AM, Brad Schreiner <BSchreiner@beicre.com> wrote:

?

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Cathleen,

Can you send me the buildings you were thinking about from our conversation on Thursday for my client.

Thanks,

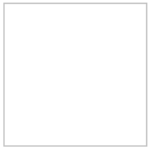
Brad Schreiner
Director of Leasing and Sales
Managing Broker

BEI Commercial Real Estate
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Direct: (630)457-1248
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Please do not print this email unless it is absolutely necessary.

From: VanGyseghem, Bob
Sent: Thursday, October 06, 2022 11:40:23 AM
To: Childress, James; Glock, Mike
Subject: E. State Street Sanitary Review

James and Mike,

I have reviewed all of E. State Street to determine where connections need to be made when the sanitary is replaced. I need a few items addressed to complete the review.

3TM22 to 3TM20

I do not see a connection for 125 E. State. It is possibly where there is a connection at 162 feet but that is quite a ways away from the address. We need to get into the house any dye test it.

3TM23 to 3TM22

Need to determine where 223 E. State connects. There are a couple laterals on E. State it could connect to or possibly on Garfield. Need to dye test.

3UM27 to 3TM23

Need to dye test 301 E. State. I need to know if it comes to State or to Garfield. Also there is no TV for 3TM17 to 3TM23. Should probably get this section done.

3UM28 to 3UM27

Need to dye test 327 E. State. Need to know if it comes into State or School. 3UM22 to 3UM28 has been lined but the lined pipe video is not on the GIS site. Please find out why.

Need to know if the service for 313 E. State comes into the manhole or at 182 foot mark.

3UM29 to 3UM28

Need to dye test 427 E. State. Need to know if it comes into Stae or Woodlawn.

3UM31 to 3UM32

Need to dye test 611 E. State. Need to know if it comes into State or N. Harrison.

Thanks

Regards,

Bob VanGyseghem
Superintendent of Water & Wastewater
City of Geneva
630-232-1551
bvangyseghem@geneva.il.us

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

EXTERNAL EMAIL - USE CAUTION

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

Good afternoon,

Allow me to introduce myself, Jim Marks, owner of the property at 223 E. State Street (across the street from Dunkin') along with my wife Cathy.

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



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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

Hi Jim,

Your property is currently located in the D-CM zoning district and is part of a Planned Unit Development (PUD) approved in 2002. Permitted uses include residential dwellings above the ground floor. You would not need to rezone the property if you converted the second floor to a residential use and maintained a commercial/office use on the ground floor.

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

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

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Good afternoon,

Allow me to introduce myself, Jim Marks, owner of the property at 223 E. State Street (across the street from Dunkin') along with my wife Cathy.

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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



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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,

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

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

Hi Jim,

Your property is currently located in the D-CM zoning district and is part of a Planned Unit Development (PUD) approved in 2002. Permitted uses include residential dwellings above the ground floor. You would not need to rezone the property if you converted the second floor to a residential use and maintained a commercial/office use on the ground floor.

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

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

EXTERNAL EMAIL - USE CAUTION

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

Good afternoon,

Allow me to introduce myself, Jim Marks, owner of the property at 223 E. State Street (across the street from Dunkin') along with my wife Cathy.

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



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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

From: Jim Marks <jmarks@compass-solutions.com>
Sent: Monday, May 13, 2024 9:33 AM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Cc: Byrne, Brian <bbyrne@geneva.il.us>; Cathy Marks <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

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Sent: Monday, May 13, 2024 9:23 AM
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Jim Marks

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From: Muncie, Jessica
Sent: Monday, November 18, 2024 1:43:09 PM
To: Buesing, Matthew
Subject: Zoning Questions - 223 E State

Hi Matt,

I received a call today about 223 E State. A realtor is going to list this property for sale, but wanted to know a few zoning answers before doing so. I tried to answer them as best I could. Would you mind looking over my answers to be sure they're correct? FYI I will be rewriting this into an official Zoning Verification letter. This is just my notes format.

Thanks,

JESSIE MUNCIE
Assistant Planner
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.0000 Xtn. 4302

From: Buesing, Matthew
Sent: Monday, November 18, 2024 2:23:37 PM
To: Muncie, Jessica
Subject: RE: Zoning Questions - 223 E State

It looks like the site's in a PUD. Check that to make sure there aren't any other regulations they should be aware of.

Matt Buesing
City Planner
City of Geneva
22 South First Street
Geneva, Illinois 60134
630.845.9654
mbuesing@geneva.il.us

From: Muncie, Jessica <jmuncie@geneva.il.us>
Sent: Monday, November 18, 2024 1:43 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Zoning Questions - 223 E State

Hi Matt,

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Thanks,

JESSIE MUNCIE
Assistant Planner
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.0000 Xtn. 4302

From: Muncie, Jessica
Sent: Monday, November 18, 2024 2:24:00 PM
To: Buesing, Matthew
Subject: RE: Zoning Questions - 223 E State

Oh, thank you! I should have checked that!

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Monday, November 18, 2024 2:24 PM
To: Muncie, Jessica <jmuncie@geneva.il.us>
Subject: RE: Zoning Questions - 223 E State

It looks like the site's in a PUD. Check that to make sure there aren't any other regulations they should be aware of.

Matt Buesing
City Planner
City of Geneva
22 South First Street
Geneva, Illinois 60134
630.845.9654
mbuesing@geneva.il.us

From: Muncie, Jessica <jmuncie@geneva.il.us>
Sent: Monday, November 18, 2024 1:43 PM
To: Buesing, Matthew <mbuesing@geneva.il.us>
Subject: Zoning Questions - 223 E State

Hi Matt,

I received a call today about 223 E State. A realtor is going to list this property for sale, but wanted to know a few zoning answers before doing so. I tried to answer them as best I could. Would you mind looking over my answers to be sure they're correct? FYI I will be rewriting this into an official Zoning Verification letter. This is just my notes format.

Thanks,

JESSIE MUNCIE
Assistant Planner
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.0000 Xtn. 4302

From: Muncie, Jessica
Sent: Monday, November 18, 2024 3:27:48 PM
To:
Cc: Buesing, Matthew
Subject: 223 E. State Street - Zoning Verification Letter

Hello Connie,

I am emailing you regarding your questions on 223 E. State Street. I have attached the Zoning Verification letter in response to your questions. The property is in a Planned Unit Development, so I have attached the original Special Use Ordinance for the PUD (O-2002-69) and the 2004 ordinance which extended the development schedule and restated the original ordinance (O-2004-69). Please reach out if you have questions.

Thank you,

JESSIE MUNCIE
Assistant Planner
City of Geneva, Illinois
22 South First Street
Geneva, Illinois 60134
630.232.0000 Xtn. 4302