

**From:** Connie Beller  
**Sent:** Thursday, March 13, 2025 11:58:09 AM  
**To:** Muncie, Jessica  
**Cc:** Buesing, Matthew; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
**Subject:** 223 E. State Street

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**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
<  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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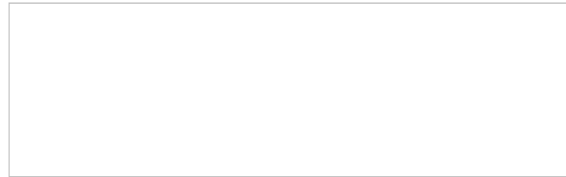
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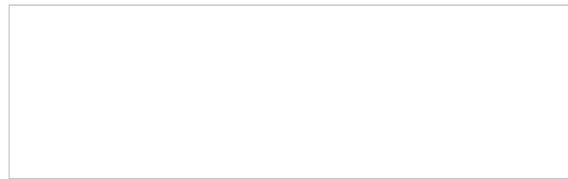
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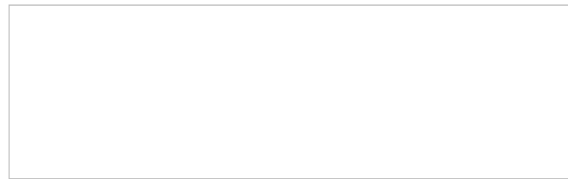
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**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller < > Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
**Subject:** Re: 223 E. State Street

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

Hi,

We still haven't heard back from Economic Development from Cathleen. Cathleen, can you tell me if our commercial listing qualifies for TIF?

Thank you!



On Thu, Mar 13, 2025 at 1:59?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Connie,

I have copied our Economic Development Director Cathleen Tymoszenko to this email. She can respond to your TIF questions.

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Thank you,

**JESSIE MUNCIE**

Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

---

**From:** Connie Beller < >  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)  
**Subject:** [223 E. State Street](#)

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Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** [223 E. State Street](#) - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**From:** Cassandra Robbins  
**Sent:** Friday, March 21, 2025 12:36:05 PM  
**To:** Tymoszenko, Cathleen  
**Subject:** Re: 223 E. State Street

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Thank you Cathleen. If its ok I will give your information to the potential buyer to reach out to you, that way he can ask questions.

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I would be glad to jump on a call to discuss the specifics of the project further at your convenience.

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

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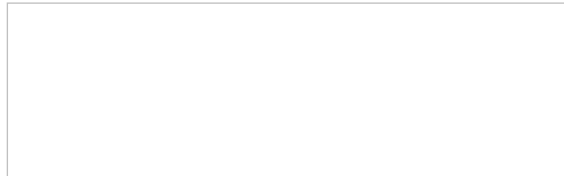
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City of Geneva, Illinois

22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

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**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
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**Subject:** [223 E. State Street](#) - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "[223 E. State Street](#)" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
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**From:** Tymoszenko, Cathleen  
**Sent:** Friday, March 21, 2025 1:12:52 PM  
**To:** Cassandra Robbins  
**Subject:** Re: 223 E. State Street

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

On Mar 21, 2025, at 12:36?PM, Cassandra Robbins <cassandra.robbins@bairdwarner.com> wrote:

?

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630.232.7449  
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**Sent:** Monday, March 17, 2025 1:34 PM

**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

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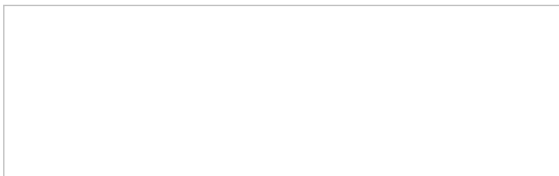
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22 South First Street  
Geneva, Illinois 60134  
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**Sent:** Thursday, March 13, 2025 11:58 AM

**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbyns@bairdwarner.com](mailto:cassandra.robbyns@bairdwarner.com)

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**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

**Subject:** [223 E. State Street](#) - Zoning Verification Letter

**Date:** November 18, 2024 at 3:27:48 PM CST

**To:** " <

**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**From:** Cassandra Robbins  
**Sent:** Monday, April 21, 2025 2:20:36 PM  
**To:** Muncie, Jessica  
**Cc:** Connie Beller  
**Subject:** Re: 223 E. State Street

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Hi Jessica,

I had a couple of questions for you. Since the above Building is technically a "Historical Marker" but not in the historic district, can it be knocked down/bulldozed and sold as land? Would the City of Geneva have any interest in purchasing the property? Any help with these questions would be greatly appreciated. Thank you!

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Geneva, Illinois 60134  
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**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)  
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**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**From:** Muncie, Jessica  
**Sent:** Wednesday, April 23, 2025 1:07:20 PM  
**To:** 'Cassandra Robbins'  
**Cc:** Connie Beller  
**Subject:** RE: 223 E. State Street

Hello Cassandra,

223 E State Street is not in the Geneva Historic District, therefore it is not under the additional scrutiny of our Historic Preservation Commission. From the City perspective, any other historical status of the property is irrelevant to it being subject to HPC scrutiny. Therefore, a demolition permit would go through the normal building permit process. I will look into your second question regarding whether the City would have any interest in purchasing the property.

Thank you,

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City of Geneva, Illinois  
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**From:** Cassandra Robbins <cassandra.robbs@bairdwarner.com>  
**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
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**From:** Muncie, Jessica  
**Sent:** Wednesday, April 23, 2025 1:08:39 PM  
**To:** Tymoszenko, Cathleen; DeGroot, David  
**Subject:** FW: 223 E. State Street

Heads up, I spoke with David about this already today. He will be looking into the City's interest / lack of interest in purchasing the property.

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**From:** Muncie, Jessica  
**Sent:** Wednesday, April 23, 2025 1:07 PM  
**To:** 'Cassandra Robbins' <cassandra.robbins@bairdwarner.com>  
**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
**Subject:** RE: 223 E. State Street

Hello Cassandra,

223 E State Street is not in the Geneva Historic District, therefore it is not under the additional scrutiny of our Historic Preservation Commission. From the City perspective, any other historical status of the property is irrelevant to it being subject to HPC scrutiny. Therefore, a demolition permit would go through the normal building permit process. I will look into your second question regarding whether the City would have any interest in purchasing the property.

Thank you,

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

---

**From:** Cassandra Robbins <cassandra.robbins@bairdwarner.com>  
**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
**Subject:** Re: 223 E. State Street

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Hi Jessica,

I had a couple of questions for you. Since the above Building is technically a "Historical Marker" but not in the historic district, can it be knocked down/bulldozed and sold as land? Would the City of Geneva have any interest in purchasing the property? Any help with these questions would be greatly appreciated. Thank you!

|

|

On Thu, Mar 13, 2025 at 1:59?PM Muncie, Jessica <jmuncie@geneva.il.us> wrote:

Hello Connie,

I have copied our Economic Development Director Cathleen Tymoszenko to this email. She can respond to your TIF questions.

As for the possibility of running an Airbnb on the second floor, this is allowed because the property's PUD and zoning calls out "Dwelling unit(s) (above ground floor)" as a permitted use. Please keep in mind that Geneva collects a Hotel/Motel Use Tax on Airbnbs. You can read more about this tax [here](#). Please reach out if you have more questions.

Thank you,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

---

**From:** Connie Beller <  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Buesing, Matthew <mbuesing@geneva.il.us>; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
**Subject:** 223 E. State Street

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Hi Jessica,

I have a quick question in regards to TIF from a potential buyer at our commercial listing at the above address. Does this property qualify for TIF? Also, they had asked if they would be able to air BNB the upper level of the building since your allowed to use that for residential renting. Please respond at your earliest convenience . Thanks!

Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <jmuncie@geneva.il.us>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
**Cc:** "Buesing, Matthew" <mbuesing@geneva.il.us>

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.

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**From:** Tymoszenko, Cathleen  
**Sent:** Thursday, April 24, 2025 12:15:17 PM  
**To:** 'Ketan Patel'  
**Subject:** RE: Hookah Lounge

Good Morning,

Sorry for the delay in responding, yes, the City does maintain demographic information on our website as linked [here](#). This information has details about age and ethnicity of Geneva residents. As Geneva's market area is  
Extends beyond the City's border, I also included an ESRI report for an increased distance.

Regarding code regulations for a Hookah bar. As forwarded prior, the State of IL regulates locations for smoking establishments (including Hookah) within the IL Clean Indoor Air Act:  
IL Clean Indoor Air Act:

<https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=2893>

Any other building code regulations are going to be specific to the space you are considering and the improvements and layout of the establishment proposed. The City has adopted the following building codes:

<https://www.geneva.il.us/142/Codes-Documents> I would be glad to review any specifics as related to a space or a site layout further with you when you are ready.

Thank you for your continued interest in opening a business in Geneva. Please let me know if you have any additional questions or how I may assist you further.

Cathleen

**Cathleen Tymoszenko**

Economic Development Director  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232.7449  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Ketan Patel <[send2ketu@gmail.com](mailto:send2ketu@gmail.com)>  
**Sent:** Friday, April 11, 2025 10:11 AM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** Re: Hookah Lounge

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Hi Cathleen,

Happy Friday Further to our last conversation, I am doing further analysis to understand an overall market and calculate investment cost

1. How many young people (age 21 to 35) lives in town?
2. There are some ethnicities generates stronger Hookah demand because of their culture and background Do we have count of Middle Eastern (United Arabs), Mediterranean or South Asian communities?

Also, I would like to calculate approximate to stand up the business so looking for following info

1. Hookah bar – Are there city requirements that require me to buy specific appliances in store? If yes what they are?
2. Liquor serving - Are there city requirements that require me to buy specific appliances in store? If yes what they are?

Thank you for all info and great support

Thanks, Ketan  
Sent from my iPhone

On Apr 4, 2025, at 8:03?PM, Ketan Patel <[send2ketu@gmail.com](mailto:send2ketu@gmail.com)> wrote:

?  
Cathleen,

Thank you, I will check it out. Look forward to talking to you again.

Have a great day.

Regards,  
Ketan

On Wed, Apr 2, 2025 at 10:29?AM Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)> wrote:

Good Morning, Mr. Patel:

It was a pleasure speaking with you yesterday; below are links to the follow-up information we discussed:

IL Clean Indoor Air Act:  
<https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=2893>

City's [Zoning Map](#)  
[Zoning Ordinance](#)  
[Available Property Map](#) showcasing the available buildings and sites.



[Liquor](#) and [Tobacco](#) Licensing.

*Please call or email if I can assist you further. Your interest in starting a business in Geneva is greatly appreciated.*

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

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**From:** Cassandra Robbins  
**Sent:** Monday, April 28, 2025 2:20:14 PM  
**To:** Muncie, Jessica  
**Cc:** Connie Beller  
**Subject:** Re: 223 E. State Street

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Hi Jessica,

Any update on if the city would have any interested in purchasing the property? Thank you!

On Wed, Apr 23, 2025 at 1:08?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:  
Hello Cassandra,

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

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**From:** Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>  
**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
**Subject:** Re: [223 E. State Street](#)

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|

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Hello Connie,

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City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
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**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
**Subject:** 223 E. State Street

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Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

Hello Connie,

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**From:** Muncie, Jessica  
**Sent:** Monday, April 28, 2025 2:24:56 PM  
**To:** 'Cassandra Robbins'  
**Cc:** Connie Beller  
**Subject:** RE: 223 E. State Street

Hello Cassandra,

I have no update as of right now, but I will ask again during our staff meeting Wednesday. My apologies for the delay.

Thank you,

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

---

**From:** Cassandra Robbins <cassandra.robbins@bairdwarner.com>  
**Sent:** Monday, April 28, 2025 2:20 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
**Subject:** Re: 223 E. State Street

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Hi Jessica,

Any update on if the city would have any interested in purchasing the property? Thank you!

|

|

On Wed, Apr 23, 2025 at 1:08?PM Muncie, Jessica <jmuncie@geneva.il.us> wrote:

Hello Cassandra,

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Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

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**From:** Cassandra Robbins <cassandra.robbins@bairdwarner.com>  
**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
**Subject:** Re: [223 E. State Street](#)

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Hi Jessica,

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City of Geneva, Illinois  
22 South First Street  
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---

**From:** Connie Beller <[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)>  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)  
**Subject:** 223 E. State Street

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Connie Beller

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**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)" <[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)>  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**From:** Cassandra Robbins  
**Sent:** Monday, April 28, 2025 9:27:06 PM  
**To:** Muncie, Jessica  
**Cc:** Connie Beller  
**Subject:** Re: 223 E. State Street

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No problem, thank you!

On Mon, Apr 28, 2025 at 2:25?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

I have no update as of right now, but I will ask again during our staff meeting Wednesday. My apologies for the delay.

Thank you,

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City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
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**Sent:** Monday, April 28, 2025 2:20 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
**Subject:** Re: [223 E. State Street](#)

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|

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Geneva, Illinois 60134  
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**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
**Subject:** Re: [223 E. State Street](#)

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City of Geneva, Illinois  
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Geneva, Illinois 60134  
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**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
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**Subject:** [223 E. State Street](#) - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**From:** DeGroot, David  
**Sent:** Friday, May 02, 2025 3:10:52 PM  
**To:** Muncie, Jessica  
**Subject:** RE: 223 E. State Street

I talked to Cathleen and she said she already talked to Cassandra. Is she asking again? Or are you just trying to make sure you follow up? Either way, she told Cassandra the City is not interested.

**David DeGroot, AICP**  
Director of Community Development  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
Phone: 630.232.0814  
Email: [ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)  
Website: [City of Geneva Community Development Department](http://City of Geneva Community Development Department)

---

**From:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Sent:** Wednesday, April 23, 2025 1:09 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>  
**Subject:** FW: 223 E. State Street

Heads up, I spoke with David about this already today. He will be looking into the City's interest / lack of interest in purchasing the property.

---

**From:** Muncie, Jessica  
**Sent:** Wednesday, April 23, 2025 1:07 PM  
**To:** 'Cassandra Robbins' <[cassandra.robbsins@bairdwarner.com](mailto:cassandra.robbsins@bairdwarner.com)>  
**Cc:** Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
**Subject:** RE: 223 E. State Street

Hello Cassandra,

223 E State Street is not in the Geneva Historic District, therefore it is not under the additional scrutiny of our Historic Preservation Commission. From the City perspective, any other historical status of the property is irrelevant to it being subject to HPC scrutiny. Therefore, a demolition permit would go through the normal building permit process. I will look into your second question regarding whether the City would have any interest in purchasing the property.

Thank you,

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

---

**From:** Cassandra Robbins <[cassandra.robbsins@bairdwarner.com](mailto:cassandra.robbsins@bairdwarner.com)>  
**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
**Subject:** Re: 223 E. State Street

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Hi Jessica,

I had a couple of questions for you. Since the above Building is technically a "Historical Marker" but not in the historic district, can it be knocked down/bulldozed and sold as land? Would the City of Geneva have any interest in purchasing the property? Any help with these questions would be greatly appreciated. Thank you!

|

|

On Thu, Mar 13, 2025 at 1:59?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Connie,

I have copied our Economic Development Director Cathleen Tymoszenko to this email. She can respond to your TIF questions.

As for the possibility of running an Airbnb on the second floor, this is allowed because the property's PUD and zoning calls out "Dwelling unit(s) (above ground floor)" as a permitted use. Please keep in mind that Geneva collects a Hotel/Motel Use Tax on Airbnbs. You can read more about this tax [here](#). Please reach out if you have more questions.

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**JESSIE MUNCIE**

Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

---

**From:** Connie Beller <[cbeller@cityofgeneva.org](mailto:cbeller@cityofgeneva.org)>  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
**Subject:** 223 E. State Street

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Hi Jessica,

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Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** " " <>  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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.

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**From:** Muncie, Jessica  
**Sent:** Friday, May 02, 2025 3:17:02 PM  
**To:** DeGroot, David  
**Subject:** RE: 223 E. State Street

Cassandra asked again on Monday and I said I would ask you on Wednesday during our meeting. It sounds like Cathleen must have talked to her in between Monday and now? Either way, I will relay the message to her. Thanks!

---

**From:** DeGroot, David <ddegroot@geneva.il.us>  
**Sent:** Friday, May 2, 2025 3:11 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Subject:** RE: 223 E. State Street

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**David DeGroot, AICP**  
Director of Community Development  
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Email: [ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)  
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**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
**Subject:** RE: 223 E. State Street

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22 South First Street  
Geneva, Illinois 60134  
630.232.0000 Xtn. 4302

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**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
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City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

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**Sent:** Thursday, March 13, 2025 11:58 AM  
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**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
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**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)" <[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)>  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**From:** DeGroot, David <ddegroot@geneva.il.us>  
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**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
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**Subject:** FW: 223 E. State Street

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22 South First Street  
Geneva, Illinois 60134  
630.232.0000 Xtn. 4302

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**Sent:** Monday, April 21, 2025 2:21 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
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Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

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**From:** Connie Beller <[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)>  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
**Subject:** 223 E. State Street

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Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** " " <[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)>  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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Thank you,

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---

**From:** Muncie, Jessica  
**Sent:** Friday, May 02, 2025 3:18:07 PM  
**To:** 'Cassandra Robbins'  
**Cc:** Connie Beller  
**Subject:** RE: 223 E. State Street

Hello Cassandra,

You may have already heard this information from staff, but unfortunately the City would not be interested in purchasing 223 E. State Street at this time.

Thank you,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232.0871

---

**From:** Cassandra Robbins <cassandra.robbs@bairdwarner.com>  
**Sent:** Monday, April 28, 2025 9:27 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller <connie.beller@bairdwarner.com>  
**Subject:** Re: 223 E. State Street

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No problem, thank you!

|

|

On Mon, Apr 28, 2025 at 2:25?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

I have no update as of right now, but I will ask again during our staff meeting Wednesday. My apologies for the delay.

Thank you,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

---

**From:** Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>  
**Sent:** Monday, April 28, 2025 2:20 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
**Subject:** Re: [223 E. State Street](#)

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Hi Jessica,

Any update on if the city would have any interested in purchasing the property? Thank you!

|

On Wed, Apr 23, 2025 at 1:08?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

[223 E State Street](#) is not in the Geneva Historic District, therefore it is not under the additional scrutiny of our Historic Preservation Commission. From the City perspective, any other historical status of the property is irrelevant to it being subject to HPC scrutiny. Therefore, a demolition permit would go through the normal building permit process. I will look into your second question regarding whether the City would have any interest in purchasing the property.

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**JESSIE MUNCIE**

Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630 232.0000 Xtn. 4302

---

From: Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>

Sent: Monday, April 21, 2025 2:21 PM

To: Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

Cc: Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>

Subject: Re: [223 E. State Street](#)

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Hi Jessica,

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City of Geneva, Illinois  
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From: Connie Beller <

Sent: Thursday, March 13, 2025 11:58 AM

To: Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

Cc: Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)

Subject: [223 E. State Street](#)

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To: "  
Cc: "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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---

**From:** Cassandra Robbins  
**Sent:** Friday, May 02, 2025 3:20:13 PM  
**To:** Muncie, Jessica  
**Cc:** Connie Beller  
**Subject:** Re: 223 E. State Street

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I did hear that, thank you Jessica!

On Fri, May 2, 2025 at 3:19?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

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630.232.0871

---

**From:** Cassandra Robbins <[cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)>  
**Sent:** Monday, April 28, 2025 9:27 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
**Subject:** Re: [223 E. State Street](#)

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No problem, thank you!

|

|

On Mon, Apr 28, 2025 at 2:25?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

I have no update as of right now, but I will ask again during our staff meeting Wednesday. My apologies for the delay.

Thank you,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0000 Xtn. 4302

---

**From:** Cassandra Robbins <[cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)>  
**Sent:** Monday, April 28, 2025 2:20 PM



To: Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
Cc: Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
Subject: Re: [223 E. State Street](#)

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Hi Jessica,

Any update on if the city would have any interested in purchasing the property? Thank you!

|

|

On Wed, Apr 23, 2025 at 1:08?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

[223 E State Street](#) is not in the Geneva Historic District, therefore it is not under the additional scrutiny of our Historic Preservation Commission. From the City perspective, any other historical status of the property is irrelevant to it being subject to HPC scrutiny. Therefore, a demolition permit would go through the normal building permit process. I will look into your second question regarding whether the City would have any interest in purchasing the property.

Thank you,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630 232.0000 Xtn. 4302

---

From: Cassandra Robbins <[cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)>  
Sent: Monday, April 21, 2025 2:21 PM  
To: Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
Cc: Connie Beller <[connie.beller@bairdwarner.com](mailto:connie.beller@bairdwarner.com)>  
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 Jessica,

I had a couple of questions for you. Since the above Building is technically a "Historical Marker" but not in the historic district, can it be knocked down/bulldozed and sold as land? Would the City of Geneva have any interest in purchasing the property? Any help with these questions would be greatly appreciated. Thank you!

|

|

On Thu, Mar 13, 2025 at 1:59?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Connie,

I have copied our Economic Development Director Cathleen Tymoszenko to this email. She can respond to your TIF questions.

As for the possibility of running an Airbnb on the second floor, this is allowed because the property's PUD and zoning calls out "Dwelling unit(s) (above ground floor)" as a permitted use. Please keep in mind that Geneva collects a Hotel/Motel Use Tax on Airbnbs. You can read more about this tax [here](#). Please reach out if you have more questions.

Thank you,

**JESSIE MUNCIE**

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

---

**From:** Connie Beller <  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)  
**Subject:** 223 E. State Street

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Hi Jessica,

I have a quick question in regards to TIF from a potential buyer at our commercial listing at the above address. Does this property qualify for TIF? Also, they had asked if they would be able to air BNB the upper level of the building since your allowed to use that for residential renting. Please respond at your earliest convenience . Thanks!

Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**

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---

**From:** Buesing, Matthew  
**Sent:** Tuesday, May 06, 2025 11:16:11 AM  
**To:** Tymoszenko, Cathleen  
**Cc:** Muncie, Jessica  
**Subject:** FW: 223 E. State Street

Hey Cathleen,

Jessie forwarded the attached zoning letter and PUD docs to Connie back in March.

*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:** Connie Beller <  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)  
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**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
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**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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City of Geneva, Illinois  
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Geneva, Illinois 60134  
630.232.0000 Xtn. 4302

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

**From:** Jeff Cadwallader  
**Sent:** Thursday, May 08, 2025 3:37:38 PM  
**To:** Tymoszenko, Cathleen  
**Subject:** Re: Window tinting & hand car wash site

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I am a goofball, my sincerest apologies. I copied the address from another email and it was not correct. The correct address is 223 E State... other side of the street, the commercial building formerly occupied by Compass.

Normally we wouldn't be in such a hurry and I really appreciate your time on this one.

On Thu, May 8, 2025 at 2:59?PM Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)> wrote:

Hi Jeff,

Sorry for the delay. I started to look at this and I was having trouble understanding the building you were referencing. I looked a few times and then flagged it to be able to spend more time on it.

Is the address you provided correct? 322 E. State?

*Thanks,*

**Cathleen Tymoszenko**  
Economic Development Director  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232.7449  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Jeffrey Cadwallader <[jeff.cadwallader@svn.com](mailto:jeff.cadwallader@svn.com)>  
**Sent:** Thursday, May 8, 2025 2:06 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** Re: Window tinting & hand car wash site

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Cathleen,

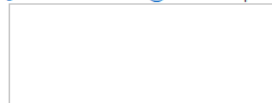
Circling back on this, there is additional interest in their property and we'd hate to miss out on the opportunity.

Regards,

**Jeff Cadwallader | Advisor**

SVN Landmark Commercial Real Estate, LLC

25 N Third Street, Suite 200 | Geneva, IL 60134  
Phone [630.938.4950](tel:630.938.4950) | Fax [630.938.4960](tel:630.938.4960) | Cell [630.254.4734](tel:630.254.4734)  
[jeff.cadwallader@svn.com](mailto:jeff.cadwallader@svn.com) | [www.svnlandmark.com](http://www.svnlandmark.com) | [www.svn.com](http://www.svn.com)



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On May 5, 2025, at 2:48?PM, Jeff Cadwallader <[jeff.cadwallader@svn.com](mailto:jeff.cadwallader@svn.com)> wrote:

?

Cathleen,

I hope you are well and had a great weekend.

I am working with Mark Joanis (you may see that name a few times in the coming months - he has submitted an offer for part of the Sansone portfolio) and he is looking for a location to move his existing mobile tinting business and add a "hand wash only" car wash, as well. We saw the office building at 322 E State St which is listed as DCM zoning. I am unable to find conclusive evidence this use would be permitted or disallowed, although it looks like maybe it could be a Special Use(Automotive services)? The overall goal for the building would be to use the main floor & second floor for his business offices (American Cable & Telephone) and the lower level for the tinting/hand wash.

Can you assist by chance?

--

Regards,

**Jeff Cadwallader** | Advisor

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--  
Regards,

**Jeff Cadwallader** | Advisor

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**From:** Tymoszenko, Cathleen  
**Sent:** Friday, May 09, 2025 10:37:10 AM  
**To:** 'Jeffrey Cadwallader'  
**Cc:** Muncie, Jessica  
**Subject:** RE: Window tinting & hand car wash site

Hi Jeff,

I have attached a zoning verification letter that was recently written for listing agent. I do not see that automotive uses are listed as permitted or special uses. I cc'd Asst. City Planner Jesse Muncie as she prepared the zoning opinion letter and can provide additional details as needed.

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

---

**From:** Jeffrey Cadwallader <[jeff.cadwallader@svn.com](mailto:jeff.cadwallader@svn.com)>  
**Sent:** Thursday, May 8, 2025 2 06 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** Re: Window tinting & hand car wash site

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Cathleen,

Circling back on this, there is additional interest in their property and we'd hate to miss out on the opportunity.

Regards,

## Jeff Cadwallader | Advisor

SVN Landmark Commercial Real Estate, LLC

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On May 5, 2025, at 2:48?PM, Jeff Cadwallader <[jeff.cadwallader@svn.com](mailto:jeff.cadwallader@svn.com)> wrote:

?  
Cathleen,

I hope you are well and had a great weekend.

I am working with Mark Joanis (you may see that name a few times in the coming months - he has submitted an offer for part of the Sansone portfolio) and he is looking for a location to move his existing mobile tinting business and add a "hand wash only" car wash, as well. We saw the office building at 322 E State St which is listed as DCM zoning. I am unable to find conclusive evidence this use would be permitted or disallowed, although it looks like maybe it could be a Special Use(Automotive services)? The overall goal for the building would be to use the main floor & second floor for his business offices (American Cable & Telephone) and the lower level for the tinting/hand wash.

Can you assist by chance?

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Regards,

**Jeff Cadwallader | Advisor**  
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**From:** Jeffrey Cadwallader  
**Sent:** Friday, May 09, 2025 10:43:42 AM  
**To:** Tymoszenko, Cathleen  
**Cc:** Muncie, Jessica; Muncie, Jessica  
**Subject:** Re: Window tinting & hand car wash site

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Cathleen,

I greatly appreciate the help and information.

Regards,

## Jeff Cadwallader | Advisor

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Phone [630.938.4950](tel:630.938.4950) | Fax [630.938.4960](tel:630.938.4960) | Cell [630.254.4734](tel:630.254.4734)  
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On May 9, 2025, at 10:38?AM, Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)> wrote:

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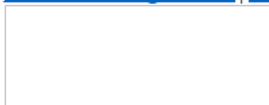
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SVN Landmark Commercial Real Estate, LLC

25 N Third Street, Suite 200 | Geneva, IL 60134

Cell [630.254.4734](tel:630.254.4734) | Office: [630.938.4950](tel:630.938.4950)

[jeff.cadwallader@svn.com](mailto:jeff.cadwallader@svn.com) | [www.svnlandmark.com](http://www.svnlandmark.com) | [www.svn.com](http://www.svn.com)

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*The City of Geneva, Illinois Since 1835*

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

<223 E State Street - Zoning Verification Letter.pdf>

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**From:** Code Compliance  
**Sent:** Thursday, May 15, 2025 2:38:28 PM  
**To:** Byrne, Brian  
**Subject:** New request received

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

**Category Code Compliance has received a new request.**

---

*Here is what we have on file:*

**Report a Concern**

**#43483**

Category:	Code Compliance	SUBMITTER
Priority:	3	Ellis
Assigned To:	miller collin	NA
Submitted:	5/15/2025 2:38 PM	CONTACT
Source:	Website 74.116 25.130	<a href="#">NA</a>
		6302324883

**REQUEST DETAILS**

---

**Description**

Resident called PW reporting that the bushes at this address are over grown and he almost fell off of his bike. He would like the owner be contacted and have them trimmed back.

---

**Brief Description**

Resident called PW reporting that the bushes at this address are over grown and he almost fell off of his bike. He would like the owner be contacted and have them trimmed back.

**Problem Location**

Street Number and Name

223

E State Street

Your Information

Required for follow up purposes only and will be kept confidential.

Name

Street Number and Name

NA

Phone Number

Email Address

NA

Preferred Contact Method

email

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Assigned To:miller collin

Submitted:5/15/2025 2:38 PM

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SUBMITTER

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Name

Street Number and Name

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Email Address

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Preferred Contact Method

email

**From:** Cassandra Robbins  
**Sent:** Friday, June 06, 2025 12:09:17 PM  
**To:** Muncie, Jessica  
**Cc:** Connie Beller; Buesing, Matthew; Tymoszenko, Cathleen  
**Subject:** Re: 223 E. State Street

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Hello Connie,

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Thank you,

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

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**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
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**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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**From:** Cassandra Robbins  
**Sent:** Monday, June 09, 2025 5:42:39 PM  
**To:** Muncie, Jessica  
**Cc:** Connie Beller; Buesing, Matthew; Tymoszenko, Cathleen  
**Subject:** Re: 223 E. State Street

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**From:** Muncie, Jessica  
**Sent:** Tuesday, June 10, 2025 8:23:47 AM  
**To:** 'Cassandra Robbins'  
**Cc:** Connie Beller; Buesing, Matthew; Tymoszenko, Cathleen  
**Subject:** RE: 223 E. State Street

Hello Cassandra,

Thank you for your patience. A "showcasing" use is not explicitly listed in the permitted use list or special use list in the B3(E) district. Therefore, it would have to be added through an amendment to the PUD as a permitted use.

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22 South First Street  
Geneva, Illinois 60134  
630.232.0871

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**From:** Cassandra Robbins <cassandra.robbins@bairdwarner.com>  
**Sent:** Monday, June 9, 2025 5:43 PM  
**To:** Muncie, Jessica <jmuncie@geneva.il.us>  
**Cc:** Connie Beller <cbeller@geneva.il.us>; Buesing, Matthew <mbuesing@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>  
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**Sent:** Tuesday, June 10, 2025 9:59:25 AM  
**To:** Muncie, Jessica  
**Cc:** Connie Beller; Buesing, Matthew; Tymoszenko, Cathleen  
**Subject:** Re: 223 E. State Street

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Assistant Planner  
City of Geneva, Illinois  
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630.232.0871

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**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

**Subject:** 223 E. State Street - Zoning Verification Letter

**Date:** November 18, 2024 at 3:27:48 PM CST

**To:** " <

**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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Here is what they said

No materials stored outside or on pallets. All project materials are always delivered to the site. We have a warehouse location for equipment leftover materials in Hoffman Estates. The draw to this property is that it is a house so first would be redo front porch with different materials on flooring Trex etc. a side deck attached to house with benches pergola etc. it would all look like a home. Maybe a pergola and a few other (outdoor kitchen) on west side of parking lot. The front yard of house on 38 would be grass with landscaping. It would be clean and mainly showcase on how it would make outdoor living possible with an actual house. The inside would be office and conference room as a place to meet plan and see materials. I hope that makes sense.

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Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232.0871

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**Sent:** Monday, June 9, 2025 5:43 PM

**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

**Cc:** Connie Beller <

Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>

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To: "  
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	Building	Parking
Street Setback	30 ft	30 ft
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Rear Setback	25 ft	5 ft

Maximum Lot Coverage: The total lot area occupied by any principal building together with all impervious surfaces, and accessory buildings, shall not exceed seventy percent (70%).

I have also attached the PUD for this property. Please let me know if you need more information.

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---

**From:** SeeClickFix 311 CRM  
**Sent:** Tuesday, August 12, 2025 7:08:23 AM  
**To:** Ruiz, Jose  
**Subject:** New request created: Street Lighting #19728499

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

New request created for **Geneva, IL**

## Street Lighting #19728499

223 E State St Geneva, Illinois, 60134  
Open  
Normal Priority

*Light on the "Slippery When Wet" sign is not flashing*

[View in SeeClickFix 311 CRM](#)

© 2025 CivicPlus  
302 South 4th Street, Suite 500  
Manhattan, Kansas 66502



**From:** SeeClickFix 311 CRM  
**Sent:** Tuesday, August 12, 2025 7:09:18 AM  
**To:** Ruiz, Jose  
**Subject:** Status change to Street Lighting #19728499

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

[Rommy Klamerus](#) moved [Street Lighting #19728499](#) to  
Acknowledged

Thank you for submitting your non-emergency request to the City of Geneva, IL SeeClickFix portal. Our City staff will review this issue as soon as possible.

### Street Lighting #19728499

223 E State St Geneva, Illinois, 60134  
Acknowledged  
Normal Priority

*Light on the "Slippery When Wet" sign is not flashing*

[View in SeeClickFix 311 CRM](#)

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Manhattan, Kansas 66502





**From:** Buesing, Matthew  
**Sent:** Tuesday, August 19, 2025 12:25:18 PM  
**To:** Tymoszenko, Cathleen  
**Subject:** 223 E State PUD

Here's the PUD for reference. It states that all permitted uses in the B3(E) district requiring a parking ratio of 4/1000 are permitted. For the most part retail uses fall into that category, but if you know the specific use, let me know and I can verify.

***Matt Buesing***

City Planner

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

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

---

**From:** Tymoszenko, Cathleen  
**Sent:** Tuesday, August 19, 2025 1:47:55 PM  
**To:** Buesing, Matthew  
**Subject:** RE: 223 E State PUD

See attached. The end user is an antique vendor business. She would use two floors and not the basement. Total SF: 3,336. 19 regular spots; 1 ADA space. Does that help?

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:630.232.0000)

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

---

**From:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Sent:** Tuesday, August 19, 2025 12:25 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** 223 E State PUD

Here's the PUD for reference. It states that all permitted uses in the B3(E) district requiring a parking ratio of 4/1000 are permitted. For the most part retail uses fall into that category, but if you know the specific use, let me know and I can verify.

***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:630.232.0000)

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

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**From:** Buesing, Matthew  
**Sent:** Tuesday, August 19, 2025 2:42:27 PM  
**To:** Tymoszenko, Cathleen  
**Subject:** RE: 223 E State PUD

Ok, yeah an antique store is a permitted use, so they should be all good.

***Matt Buesing***

City Planner

City of Geneva, Illinois  
Community Development Department  
22 South First Street, Geneva, IL 60134  
Desk: [630.232.0000](tel:630.232.0000) [4303](tel:4303)

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

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**From:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Sent:** Tuesday, August 19, 2025 1:48 PM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Subject:** RE: 223 E State PUD

See attached. The end user is an antique vendor business. She would use two floors and not the basement. Total SF: 3,336. 19 regular spots; 1 ADA space. Does that help?

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:4201)

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

---

**From:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Sent:** Tuesday, August 19, 2025 12:25 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** 223 E State PUD

Here's the PUD for reference. It states that all permitted uses in the B3(E) district requiring a parking ratio of 4/1000 are permitted. For the most part retail uses fall into that category, but if you know the specific use, let me know and I can verify.

***Matt Buesing***

City Planner

City of Geneva, Illinois  
Community Development Department  
22 South First Street, Geneva, IL 60134  
Desk: [630.232.0000](tel:630.232.0000) [4303](tel:4303)

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

---

**From:** Tymoszenko, Cathleen  
**Sent:** Wednesday, August 20, 2025 12:44:34 PM  
**To:** Noll, Daniel  
**Subject:** 223 e state

This property is now listed by Baird and Warner and our map has the old @properties listing.

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

---

**From:** Tymoszenko, Cathleen  
**Sent:** Wednesday, August 20, 2025 12:44:34 PM  
**To:** Noll, Daniel  
**Subject:** 223 e state

This property is now listed by Baird and Warner and our map has the old @properties listing.

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

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**From:** SeeClickFix 311 CRM  
**Sent:** Wednesday, September 03, 2025 8:33:07 AM  
**To:** Ruiz, Jose  
**Subject:** Status change to Street Lighting #19728499

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[Rommy Klamerus](#) moved [Street Lighting #19728499](#) to Closed

Completed 09/02/2025 08/19/2025 / new part ordered / 18 09/02/2025 / Replaced head / 19,9,22
---

## Street Lighting #19728499

223 E State St Geneva, Illinois, 60134  
Closed  
Normal Priority

*Light on the "Slippery When Wet" sign is not flashing*

[View in SeeClickFix 311 CRM](#)

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Manhattan, Kansas 66502



**From:** Cassandra Robbins  
**Sent:** Friday, October 17, 2025 2:35:25 PM  
**To:** Tymoszenko, Cathleen  
**Subject:** 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.

Hi Cathleen,

I am reaching out to see if I could get the number for the developer that is building that new building in Geneva next to the Dunkin? I found the information online about it and I didn't know if they would maybe be interested in our listing and lot. Emerald investors I believe, If you are allowed to give me a contact I would appreciate it, if not I understand!

Thank you,

---



**From:** Cassandra Robbins  
**Sent:** Monday, October 20, 2025 10:31:26 AM  
**To:** Tymoszenko, Cathleen  
**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.

Hi Cathleen,

Thank you for the information. The property was under contract but is now back on the market. I spoke with a Tonya and showed her but it wasn't the right fit. If you know of someone interested please let them know and share my contact information with them. Thank you!

On Mon, Oct 20, 2025 at 10:13?AM Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)> wrote:

Hi Cassandra,

The developer is the family of the owners of Great Western Flooring, who will be the main tenant at the property. You can reach out to them through their business.

My understanding was that the property was under contract or near to be placed under contract. If this is not the case any longer, please let me know.

I spoke with someone who was very interested in the property but she was told it was not available. We should definitely circle back with her as I felt she was a strong prospect with a very desirable use.

Feel free to call if you wish to discuss 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](tel:630.232.0000) [4201](tel:4201)  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

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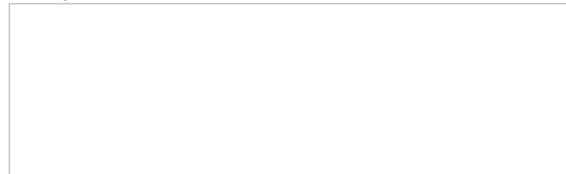
**From:** Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>  
**Sent:** Friday, October 17, 2025 2:35 PM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** 223 E State St

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

Hi Cathleen,

I am reaching out to see if I could get the number for the developer that is building that new building in Geneva next to the Dunkin? I found the information online about it and I didn't know if they would maybe be interested in our listing and lot. Emerald investors I believe, if you are allowed to give me a contact I would appreciate it, if not I understand!

Thank you,



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**From:** wdemitro@reconriskadvisors.com  
**Sent:** Friday, October 24, 2025 3:06:38 PM  
**To:** EconomicDevelopment  
**Subject:** 223 E State Street - TIF Eligibility

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

Good afternoon,

My name is Will Demitro and I am the owner of Recon Risk, a commercial insurance brokerage headquartered here in Geneva. As we expand and further cement our family and business roots in Geneva, we are reviewing the property at 223 E State Street with the intent of making it our long-term headquarters and to invest meaningfully in further restoring and modernizing the building.

With the building, we'd plan a series of exterior and interior improvements including façade updates, painting, signage and lighting, that will enhance both the property and the surrounding streetscape. The listing advertises 'possible TIF incentives' and I wanted to confirm whether this parcel lies within an active TIF district and what programs or reimbursements might be available for owner-occupied commercial renovations.

If applicable, I'd appreciate guidance on:

- Eligibility for small business or façade improvement reimbursements
- The required application or approval process
- Any documentation the City typically needs prior to construction

Recon Risk's goal is to contribute positively to Geneva's business landscape and we'd be eager to align this project with the City's broader downtown revitalization efforts.

Thank you for your time and any direction you can provide.

Best,  
William Demitro  
President  
Recon Risk

?? (312) 933-6871  
?? [wdemitro@reconriskadvisors.com](mailto:wdemitro@reconriskadvisors.com)  
?? Geneva, IL

[LinkedIn](#)

Commercial Insurance | Strategic Risk Advisory | Growth-Focused Solutions

---

From: Cassandra Robbins  
Sent: Monday, November 24, 2025 1:53:33 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.

Hi Jessica,

I have 2 showings this week and they are different types of businesses, I wanted to check if these would be accepted since they arent on the list.

-event space, as well as a bakery and she would live on the top floor

- an escape room business.

I appreciate your help with this!

Thank you,

On Wed, Jun 11, 2025 at 2:06?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

Thank you for this information. After speaking with our group, we determined that this use would qualify as "office" and be a permitted use. However, note the following restrictions:

**Section 11-3-3: Accessory Buildings and Uses**

<b><u>Attached Structure</u></b>	<b><u>Permitted Yard Location</u></b>		
	<b><u>Street Yard</u></b>	<b><u>Side Yard</u></b>	<b><u>Rear Yard</u></b>
<b><u>Pergola</u></b> (May extend up to three (3) feet into a required side yard or rear yard setback or extend eight (8) feet into a required street setback except in the D-CM, D-RSCM, and R-PS Districts, where pergolas may extend to the property line in the street setback; maximum allowable height of the tallest element is twelve (12) feet above the covered surface; retractable fabric panels may be installed between girders and/or cross rafters for the purpose of sun shading; permanent or semi-permanent, vertical or horizontal panels are not allowed)	X	X	X
<b><u>Deck</u></b>		X	X
<b><u>Patio</u></b>		X	X

<b><u>Detached Structure</u></b>	<b><u>Permitted Yard Location</u></b>		
	<b><u>Street Yard</u></b>	<b><u>Side Yard</u></b>	<b><u>Rear Yard</u></b>
<b><u>Pergola</u></b> (Allowed in any yard except a front yard; maximum allowable height is twelve (12) feet above the covered surface)	X	X	X
<b><u>Decks</u></b> (allowed up to five (5) feet from interior side and rear property lines)		X	X
<b><u>Patio</u></b> (allowed up to five (5) feet from interior side and rear property lines)		X	X

\*Please visit this code section if there are other attached or detached structures that may go on the site.\*

**Section 11-6E-4: Lot and Area Requirements for the B3(E) District**

	Building	Parking
Street Setback	30 ft	30 ft
Side Setback	6 ft	6 ft
Rear Setback	25 ft	5 ft

**Maximum Lot Coverage:** The total lot area occupied by any principal building together with all impervious surfaces, and accessory buildings, shall not exceed seventy percent (70%).

I have also attached the PUD for this property. Please let me know if you need more information.

Thanks,

**JESSIE MUNCIE**

Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232.0871

---

From: Cassandra Robbins <[cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)>

Sent: Tuesday, June 10, 2025 4:53 PM

To: Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>

Cc: Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>

Subject: Re: [223 E. State Street](#)

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Here is what they said

No materials stored outside or on pallets. All project materials are always delivered to the site. We have a warehouse location for equipment leftover materials in Hoffman Estates. The draw to this property is that it is a house so first would be redo front porch with different materials on flooring Trex etc. a side deck attached to house with benches pergola etc. it would all look like a home. Maybe a pergola and a few other (outdoor kitchen) on west side of parking lot. The front yard of house on 38 would be grass with landscaping. It would be clean and mainly showcase on how it would make outdoor living possible with an actual house. The inside would be office and conference room as a place to meet plan and see materials. I hope that makes sense.

|

|

On Tue, Jun 10, 2025 at 4:34?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

Actually, on second thought, I am going to run this question by our staff at a meeting tomorrow at 10am. Would you mind providing me with the following information, if you have it:

- Where on the land would the decks, pergolas etc. be placed?
- Would the decks etc. be screened from State Street?
- Would any other materials be stored outside? Would they be stored on pallets if so?

Thanks,

**JESSIE MUNCIE**

Assistant Planner  
City of Geneva, Illinois  
22 South First Street

Geneva, Illinois 60134  
630.232.0871

---

**From:** Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>  
**Sent:** Tuesday, June 10, 2025 3:55 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@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 Jessica,

Would adding it as an approved use be a complex process?

|

|

On Tue, Jun 10, 2025 at 8:24?AM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

Thank you for your patience. A "showcasing" use is not explicitly listed in the permitted use list or special use list in the B3(E) district. Therefore, it would have to be added through an amendment to the PUD as a permitted use.

Thank you,

**JESSIE MUNCIE**

Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232.0871

---

**From:** Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>  
**Sent:** Monday, June 9, 2025 5:43 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[cbeller@geneva.il.us](mailto:cbeller@geneva.il.us)>; Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto: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,

I didn't hear back from anyone, is anyone able to answer my question? Thank you!

|

|

On Fri, Jun 6, 2025 at 12:09?PM Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)> wrote:

Hi Everyone,

We have an interested buyer for 223 E State St asking if a showcasing business would be allowed? They build high end quality decks, pergolas etc. They would want to build some on the land to show options. Would this be an allowed use? The building itself would be used to showcase and meet with clients. Let me know. Thank you!

|

On Thu, Mar 13, 2025 at 1:59?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Connie,

I have copied our Economic Development Director Cathleen Tymoszenko to this email. She can respond to your TIF questions.

As for the possibility of running an Airbnb on the second floor, this is allowed because the property's PUD and zoning calls out "Dwelling unit(s) (above ground floor)" as a permitted use. Please keep in mind that Geneva collects a Hotel/Motel Use Tax on Airbnbs. You can read more about this tax [here](#). Please reach out if you have more questions.

Thank you,

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

---

**From:** Connie Beller <[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)>  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)  
**Subject:** 223 E. State Street

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Hi Jessica,

I have a quick question in regards to TIF from a potential buyer at our commercial listing at the above address. Does this property qualify for TIF? Also, they had asked if they would be able to air BNB the upper level of the building since your allowed to use that for residential renting. Please respond at your earliest convenience . Thanks!

Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST  
**To:** "[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)" <[cbeller@bairdwarner.com](mailto:cbeller@bairdwarner.com)>  
**Cc:** "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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

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From: Malkosky, Jessie  
Sent: Wednesday, November 26, 2025 11:26:57 AM  
To: 'Cassandra Robbins'  
Subject: RE: 223 E. State Street

Hello Cassandra,

A bakery (on site retail sales only – meaning that the items being sold must be baked on-site) and dwelling unit(s) above ground floor are expressly permitted in the B3(E) district. But, because the “event space” and the “escape room” uses are not expressly listed, the applicant would need to apply for a Text Amendment or PUD Amendment to add them to the list of permitted uses in this district / PUD. These uses may be good additions to the use list for this district. Please let me know if you have additional 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](mailto:jmalkosky@geneva.il.us)

From: Cassandra Robbins <cassandra.robbins@bairdwarner.com>  
Sent: Monday, November 24, 2025 1:54 PM  
To: Malkosky, Jessie <jmalkosky@geneva.il.us>  
Subject: Re: 223 E. State Street

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Hi Jessica,

I have 2 showings this week and they are different types of businesses, I wanted to check if these would be accepted since they arent on the list.

-event space, as well as a bakery and she would live on the top floor

- an escape room business.

I appreciate your help with this!

Thank you,

|

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On Wed, Jun 11, 2025 at 2:06?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

Thank you for this information. After speaking with our group, we determined that this use would qualify as “office” and be a permitted use. However, note the following restrictions:

[Section 11-3-3: Accessory Buildings and Uses](#)

Attached Structure	Permitted Yard Location		
	Street Yard	Side Yard	Rear Yard
<u>Pergola</u> (May extend up to three (3) feet into a required side yard or rear yard setback or extend eight (8) feet into a required street setback except in the D-CM D-RSCM and R-PS Districts where pergolas may extend to the property line in the street setback maximum allowable height of the tallest element is twelve (12) feet above the covered surface retractable fabric panels may be installed between girders and/or cross rafters for the purpose of	X	X	X

<u>sun shading permanent or semi-permanent vertical or horizontal panels are not allowed)</u>		
<u>Deck</u>	X	X
<u>Patio</u>	X	X

<u>Detached Structure</u>	<u>Permitted Yard Location</u>		
	<u>Street Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
<u>Pergola</u> (Allowed in any yard except a front yard maximum allowable height is twelve (12) feet above the covered surface)	X	X	X
<u>Decks</u> (allowed up to five (5) feet from interior side and rear property lines)		X	X
<u>Patio</u> (allowed up to five (5) feet from interior side and rear property lines)		X	X

\*Please visit this code section if there are other attached or detached structures that may go on the site.\*

Section 11-6F-4: Lot and Area Requirements for the B3(E) District

	<b>Building</b>	<b>Parking</b>
<b>Street Setback</b>	30 ft	30 ft
<b>Side Setback</b>	6 ft	6 ft
<b>Rear Setback</b>	25 ft	5 ft

Maximum Lot Coverage: The total lot area occupied by any principal building together with all impervious surfaces, and accessory buildings, shall not exceed seventy percent (70%).

I have also attached the PUD for this property. Please let me know if you need more information.

Thanks,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232 0871

---

**From:** Cassandra Robbins <[cassandra.robbins@bairdwarner.com](mailto:cassandra.robbins@bairdwarner.com)>  
**Sent:** Tuesday, June 10, 2025 4:53 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; DeGroot, David <[ddegroot@geneva.il.us](mailto:ddegroot@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** Re: [223 E. State Street](#)

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Here is what they said

No materials stored outside or on pallets. All project materials are always delivered to the site. We have a warehouse location for equipment leftover materials in Hoffman Estates. The draw to this property is that it is a house so first would be redo front porch with different materials on flooring Trex etc. a side deck attached to house with benches pergola etc. it would all look like a home. Maybe a pergola and a few other (outdoor kitchen) on west side of parking lot. The front yard of house on 38 would be grass with landscaping. It would be clean and mainly showcase on how it would make outdoor living possible with an actual house. The inside would be office and conference room as a place to meet plan and see materials. I hope that makes sense.

|

|

On Tue, Jun 10, 2025 at 4:34?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

Actually, on second thought, I am going to run this question by our staff at a meeting tomorrow at 10am. Would you mind providing me with the following information, if you have it:

- Where on the land would the decks, pergolas etc. be placed?
- Would the decks etc. be screened from State Street?
- Would any other materials be stored outside? Would they be stored on pallets if so?

Thanks,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630 232.0871

---

**From:** Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>  
**Sent:** Tuesday, June 10, 2025 3:55 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** Re: [223 E. State Street](#)

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Hi Jessica,

Would adding it as an approved use be a complex process?

|

|

On Tue, Jun 10, 2025 at 8:24?AM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Cassandra,

Thank you for your patience. A "showcasing" use is not explicitly listed in the permitted use list or special use list in the B3(E) district. Therefore, it would have to be added through an amendment to the PUD as a permitted use.

Thank you,

**JESSIE MUNCIE**  
Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630.232.0871

---

**From:** Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)>  
**Sent:** Monday, June 9, 2025 5:43 PM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Connie Beller <[cbeller@geneva.il.us](mailto:cbeller@geneva.il.us)>; Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
**Subject:** Re: [223 E. State Street](#)

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Hi Everyone,

I didn't hear back from anyone, is anyone able to answer my question? Thank you!

On Fri, Jun 6, 2025 at 12:09?PM Cassandra Robbins <[cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)> wrote:

Hi Everyone,

We have an interested buyer for 223 E State St asking if a showcasing business would be allowed? They build high end quality decks, pergolas etc. They would want to build some on the land to show options. Would this be an allowed use? The building itself would be used to showcase and meet with clients. Let me know. Thank you!

On Thu, Mar 13, 2025 at 1:59?PM Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)> wrote:

Hello Connie,

I have copied our Economic Development Director Cathleen Tymoszenko to this email. She can respond to your TIF questions.

As for the possibility of running an Airbnb on the second floor, this is allowed because the property's PUD and zoning calls out "Dwelling unit(s) (above ground floor)" as a permitted use. Please keep in mind that Geneva collects a Hotel/Motel Use Tax on Airbnbs. You can read more about this tax [here](#). Please reach out if you have more questions.

Thank you,

**JESSIE MUNCIE**

Assistant Planner  
City of Geneva, Illinois  
22 South First Street  
Geneva, Illinois 60134  
630 232 0000 Xtn. 4302

---

**From:** Connie Beller <[cbeller@geneva.il.us](mailto:cbeller@geneva.il.us)>  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** Muncie, Jessica <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>; [cassandra.robbs@bairdwarner.com](mailto:cassandra.robbs@bairdwarner.com)  
**Subject:** 223 E. State Street

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Hi Jessica,

I have a quick question in regards to TIF from a potential buyer at our commercial listing at the above address. Does this property qualify for TIF? Also, they had asked if they would be able to air BNB the upper level of the building since your allowed to use that for residential renting. Please respond at your earliest convenience . Thanks!

Connie Beller

Begin forwarded message:

**From:** "Muncie, Jessica" <[jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us)>  
**Subject:** 223 E. State Street - Zoning Verification Letter  
**Date:** November 18, 2024 at 3:27:48 PM CST

To: "  
Cc: "Buesing, Matthew" <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

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

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**From:** Jacob Vlakancic  
**Sent:** Saturday, January 03, 2026 1:03:20 PM  
**To:** Byrne, Brian  
**Cc:** Rory Conran; Aisling O'Reilly; Bridget Vlakancic  
**Subject:** 223 e state street geneva

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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!

---

**From:** Byrne, Brian  
**Sent:** Monday, January 05, 2026 4:27:17 PM  
**To:** 'Jacob Vlakancic'  
**Cc:** Rory Conran; Aisling O'Reilly; Bridget Vlakancic  
**Subject:** RE: 223 e state street geneva

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](tel:630.232.0000) [4307](tel:4307)  
[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)  
[Permits Link](#)

---

**From:** Jacob Vlakancic  
**Sent:** Saturday, January 3, 2026 1:03 PM  
**To:** Byrne, Brian <bbyrne@geneva.il.us>  
**Cc:** Rory Conran ; Aisling O'Reilly >; Bridget Vlakancic  
**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!

**From:** Cassie Robbins  
**Sent:** Monday, January 19, 2026 10:56:25 AM  
**To:** Malkosky, Jessie  
**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](mailto: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

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

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Tuesday, January 20, 2026 11:23 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto: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](tel:630.232.0000) [4303](tel:630.232.4303)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

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

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

---

**From:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Sent:** Tuesday, January 20, 2026 1:09 PM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto: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](tel:630.232.0000) [4303](tel:4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Tuesday, January 20, 2026 11:23 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto: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](tel:630.232.0000) [4302](tel:4302)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

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

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

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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:** 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, 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](tel:630.232.0000) [4302](tel:4302)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

**From:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>  
**Sent:** Tuesday, February 3, 2026 10:02 PM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Subject:** Re: 223 E. State Street Question

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

Hello Cassie,

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Thank you,

**Jessie Malkosky**

Assistant City Planner

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22 South First Street, Geneva, IL 60134  
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**From:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>  
**Sent:** Monday, January 19, 2026 10:56 AM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
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**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

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22 South First Street, Geneva, IL 60134  
Desk: [630.232.0000](tel:630.232.0000) [4303](tel:630.232.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

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**From:** 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

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**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

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**Sent:** Monday, January 19, 2026 10:56 AM  
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**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](tel:630.232.0000.4204)  
[dnoll@geneva.il.us](mailto:dnoll@geneva.il.us)

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**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Wednesday, February 4, 2026 9:57 AM  
**To:** Noll, Daniel <[dnoll@geneva.il.us](mailto:dnoll@geneva.il.us)>  
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**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](mailto: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](tel:630.232.0000) [4302](tel:4302)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

**From:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>  
**Sent:** Wednesday, February 4, 2026 10:18 AM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto: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](mailto: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](tel:630.232.0000) [4302](tel:4302)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

**From:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>  
**Sent:** Tuesday, February 3, 2026 10 02 PM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Subject:** Re: 223 E. State Street Question

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

---

From: Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>  
Sent: Monday, January 19, 2026 10:56 AM  
To: Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto: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

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**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

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

---

**From:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>  
**Sent:** Wednesday, February 4, 2026 10:18 AM  
**To:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Subject:** Re: 223 E. State Street Question

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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 as possible to explore all routes.

Thank you,

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

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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  
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22 South First Street, Geneva, IL 60134

Desk: [630.232.0000.4302](tel:630.232.0000.4302)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

From: Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>

Sent: Tuesday, February 3, 2026 10:02 PM

To: Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>

Subject: Re: 223 E. State Street Question

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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](mailto: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](tel:630.232.0000.4302)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

From: Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>

Sent: Monday, January 19, 2026 10:56 AM

To: Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto: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

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**From:** Jacob Vlakancic  
**Sent:** Wednesday, February 04, 2026 12:35:22 PM  
**To:** Byrne, Brian  
**Subject:** Re: 223 e state street geneva

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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 4:27?PM Byrne, Brian <[bbyrne@geneva.il.us](mailto: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](mailto:bbyrne@geneva.il.us)  
[Permits Link](#)

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**From:** Jacob Vlakancic <[jvlakancic1@gmail.com](mailto:jvlakancic1@gmail.com)>  
**Sent:** Saturday, January 3, 2026 1 03 PM  
**To:** Byrne, Brian <[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)>  
**Cc:** Rory Conran <[rory.conran@menta.com](mailto:rory.conran@menta.com)>; Aisling O'Reilly <[aislingor5@gmail.com](mailto:aislingor5@gmail.com)>; Bridget Vlakancic <[bconran2@gmail.com](mailto: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!

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**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:** 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](mailto: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:** 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 2<sup>nd</sup> floor to residential.

- Fire separation required between 1<sup>st</sup> and 2<sup>nd</sup> 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 1<sup>st</sup> and 2<sup>nd</sup> 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:630.232.0000.4307)

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

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---

**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:** 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! Ta k soon,

Melissa Mobile  
Managing Broker/Owner  
Hometown Realty Group  
815-501-4011  
Fax: 815-991-9697  
Melissa@HRGsells.com  
HRGsells.com

On Feb 6, 2026, at 3:16?PM, 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 2<sup>nd</sup> floor to residential.

- Fire separation required between 1<sup>st</sup> and 2<sup>nd</sup> 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)
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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:630.232.0000.4307)  
[bbyrne@geneva.il.us](mailto:bbyrne@geneva.il.us)  
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**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](mailto: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:** 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](mailto:MelissaMobile33@gmail.com)  
HRGsells.com

On Mon, Feb 9, 2026 at 8:40?AM Buesing, Matthew <[mbuesing@geneva.il.us](mailto: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:4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>

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

**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

**Cc:** Melissa Mobile <[melissa@hrgsells.com](mailto:melissa@hrgsells.com)>

**Subject:** Meeting

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---

**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:** [630.232.0000.4303](tel:630.232.0000.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Melissa Mobile <[melissamobile33@gmail.com](mailto:melissamobile33@gmail.com)>  
**Sent:** Monday, February 9, 2026 10:25 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
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Email: [MelissaMobile33@gmail.com](mailto:MelissaMobile33@gmail.com)  
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Thanks,

**Matt Buesing**

City Planner

City of Geneva, Illinois  
Community Development Department  
22 South First Street, Geneva, IL 60134  
**Desk:** [630.232.0000.4303](tel:630.232.0000.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

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

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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,

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

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

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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](mailto:MelissaMobile33@gmail.com)  
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On Mon, Feb 9, 2026 at 12:25?PM Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)> wrote:  
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**Matt Buesing**

City Planner

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

---

**From:** Melissa Mobile <[melissamobile33@gmail.com](mailto:melissamobile33@gmail.com)>  
**Sent:** Monday, February 9, 2026 10:25 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
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On Mon, Feb 9, 2026 at 8:40?AM Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)> wrote:

Hi Cassie,

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City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000), [4303](tel:4303)

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

---

From: Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>

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

To: Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>; Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>

Cc: Melissa Mobile <[melissa@hrgsells.com](mailto:melissa@hrgsells.com)>

Subject: Meeting

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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,

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Cassandra "Cassie" Robbins

Managing Broker

630-404-8600

330 W. Elm Street

Sycamore, IL 60178

|

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**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](tel:630.232.0000.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Melissa Mobile <[melissamobile33@gmail.com](mailto:melissamobile33@gmail.com)>  
**Sent:** Monday, February 9, 2026 3:09 PM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
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Email: [MelissaMobile33@gmail.com](mailto:MelissaMobile33@gmail.com)  
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City of Geneva, Illinois  
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22 South First Street, Geneva, IL 60134  
**Desk:** [630.232.0000.4303](tel:630.232.0000.4303)  
[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)

---

**From:** Melissa Mobile <[melissamobile33@gmail.com](mailto:melissamobile33@gmail.com)>  
**Sent:** Monday, February 9, 2026 10:25 AM  
**To:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto:mbuesing@geneva.il.us)>  
**Cc:** Cassie Robbins <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>; Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)>  
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HRGsellS.com

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Hi Cassie,

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Thanks,

**Matt Buesing**

City Planner

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

---

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

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

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

---

**From:** Malkosky, Jessie  
**Sent:** Wednesday, January 21, 2026 12:15 PM  
**To:** 'Cassie Robbins' <[cassie@hrgsells.com](mailto:cassie@hrgsells.com)>  
**Cc:** Buesing, Matthew <[mbuesing@geneva.il.us](mailto: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](tel:630.232.0000) [4302](tel:4302)  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

---

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

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

---

**From:** Tymoszenko, Cathleen  
**Sent:** Wednesday, February 11, 2026 10:08:21 AM  
**To:** 'Cassandra Robbins'; 'melissa@HRGsells.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](tel:630.232.0000) [4201](tel:4201)  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Tymoszenko, Cathleen  
**Sent:** Wednesday, February 11, 2026 10:09:25 AM  
**To:** 'Cassandra Robbins'; 'melissa@HRGsells.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](tel:630.232.0000) [4201](tel:4201)  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

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---

**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](tel:630.232.0000) 4201  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

---

**From:** Malkosky, Jessie <[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)>  
**Sent:** Wednesday, February 11, 2026 8:54 AM  
**To:** Tymoszenko, Cathleen <[ctymoszenko@geneva.il.us](mailto: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](tel:630.232.0000) 4302  
[jmalkosky@geneva.il.us](mailto:jmalkosky@geneva.il.us)

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**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](tel:630.232.0000) 4201  
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