



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: River North Condos

COMMON NAME: River North Condos

DATE OF CONSTRUCTION: 2002

SIGNIFICANT ALTERATION DATES: N/A

ARCHITECT: Unknown

BUILDER: Unknown

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Condos

OVERALL PLAN SHAPE: Mutli-Resident

NUMBER OF STORIES: 4

FOUNDATION MATERIAL: Poured Concrete

PRIMARY WALL MATERIAL(S): Brick

FRONT PORCH: N/A

VISIBLE SIDE PORCH: N/A

ENTRY DOOR(S): Commercial Entry

WINDOW MATERIAL: Aluminum Clad

WINDOW STYLE:

PRIMARY ROOF FORM: Mansard

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: N/A

CHIMNEY MATERIAL: N/A

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

N/A

PROPERTY ADDRESS:

200 North River Lane

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-427-062



LOCAL SIGNIFICANCE RATING:

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing – Built After 1987
- ☐ Non-Contributing – Reversible Alterations
- ☐ Non-Contributing – Irreversible Alterations

HISTORIC DISTRICT LOCATION:

- ☐ Central Geneva NRHD
- ☒ North Geneva NRHD
- ☒ Local Geneva HD
- ☐ Not in HD / Individual Historic Landmark

NR DISTRICT SIGNIFICANCE RATING:

- ☐ Contributing
- ☒ Non-Contributing
- ☐ Not Applicable / Not in NR District



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PROPERTY ADDRESS:

200 North River Lane

ADDITIONAL PROPERTY INFORMATION:**BRIEF HISTORICAL DESCRIPTION:**

This property was constructed in 2002 by Shodeen Group. It is a still-active condo community, currently managed by Northwest Property Management.

Historically, the site was related to the railroad needs of local factories and a manufacturing plant that developed on the site. This is visible in Sanborn Fire Insurance maps. In 1891, a railroad spur cuts through the lot, with oil tanks on site. This continues through 1897 and 1905. In 1905, a two story brick building was on the site, but was vacant. By 1912, the building was occupied by the Phelps Manufacturing Company, who made "lighting devices." No oil tanks remained, but an addition had been made to the original building that appears to be for utilities for the building. In 1923, the company is described as making gas generators, and in 1930, it's described to make small independent electric plants. By 1945, it had been taken over by W H Howell, and was Co-Plant no 2 for the iron works. That building appears to have been demolished sometime between 1974 and 1983, according to historic aerals.

SOURCES:

Sanborn Fire Insurance maps, historicaerials.com



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PROPERTY ADDRESS:

200 North River Lane

CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

N/A

AS2 GENERAL DESCRIPTION:

N/A

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

N/A

HPC ACTION:

☐

Demolition Approved:

Other HPC Action:

11.8.13 Doors; 7.13.16 Fascia Replacement; 9.30.16 Balcony Repair; 9.19.17 Balcony Repair; 2022 Patio Door; 8.18.23 Asphalt Shingle; 11.30.23 Window/Door at NC Property; 3.28.24 Roof @ Condo; 2024 Replacement Windows; 2025 Replacement Windows and Patio Door



1999



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME:

COMMON NAME:

DATE OF CONSTRUCTION: 2004

SIGNIFICANT ALTERATION DATES: N/A

ARCHITECT: Unknown

BUILDER: Shodeen

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Condos

OVERALL PLAN SHAPE: Mutli-Resident; Courtyard

NUMBER OF STORIES:

FOUNDATION MATERIAL: Poured Concrete

PRIMARY WALL MATERIAL(S): Brick

FRONT PORCH: N/A

VISIBLE SIDE PORCH: N/A

ENTRY DOOR(S): Commercial Entry

WINDOW MATERIAL: Aluminum Clad

WINDOW STYLE: Double Hung, 1/1; Casement, 1 It

PRIMARY ROOF FORM: Hipped

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: N/A

CHIMNEY MATERIAL: N/A

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

N/A

PROPERTY ADDRESS:

10 Ford Street

PARCEL IDENTIFICATION NUMBER (PIN):



LOCAL SIGNIFICANCE RATING:

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PROPERTY ADDRESS:

10 Ford Street

ADDITIONAL PROPERTY INFORMATION:**BRIEF HISTORICAL DESCRIPTION:**

This property was constructed in 2004 by Shodeen Group. It is a still-active condo community.

Historically, the site was related to the railroad needs of local factories and a manufacturing plant that developed in the area. This is visible in Sanborn Fire Insurance maps. In 1891, a railroad spur cuts through the site. This continues through 1897 and 1905, with some oil tanks creeping into the northern half of the block. By 1912, a Cement Block Factory with three one story buildings, two of which were adjoined, existed on the site. No oil tanks remained. In 1923, the site was empty, and in 1930, it was still empty but was subdivided. By 1945, it had been taken over by a junk yard, with one one-story building on the south of the site, and a small one-story office on Ford Street.

It appears that a railroad spur existed until at least 1963. Between 1963 and 1972, it appears the site was cleaned up and paved. It remained vacant until the current building was constructed.

SOURCES:

Sanborn Fire Insurance maps, historicaerials.com; CoG Permit History



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CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

N/A

AS2 GENERAL DESCRIPTION:

N/A

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

N/A



HPC ACTION:

☐

Demolition Approved:

Other HPC Action:

6.3.26 Window Replacements