



**NOTICE OF SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF GENEVA**

AGENDA

NOTICE IS HEREBY GIVEN that the City Council of the City of Geneva shall conduct a special meeting on **Monday, January 12, 2026 at 7pm**. The special meeting will be held at City Hall Council Chamber, 109 James Street, Geneva, Illinois for the purpose of the following items:

- 1. Call to Order
- 2. Items of Business
 - a. Consider Resolution No. 2026-03 Reversing the December 16, 2025 Determination of the Historic Preservation Commission to Deny the Demolition of the Historic Landmark at 4 East State Street, Geneva, Illinois.

3. Public Comment

When recognized by the Chair, proceed to the podium, state your name for the record, and provide your public comments. Please understand this is your time to be heard and the public body's time to listen. No discussion or debate will follow. Furthermore, please be respectful of others who may wish to address the Council by striving to deliver your remarks succinctly and accordingly.

4. New Business

5. Adjournment

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City at least 48 hours in advance of the scheduled meeting in person at 22 S First Street, Geneva, IL or by telephone at 630.232.7494. Every effort will be made to allow for meeting participation. Notice of this meeting was posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

City Clerk

This notice has been posted at City Hall, City of Geneva, 22 South First Street, Geneva, Illinois on January 8, 2026 and has been tendered to members of the media requesting notices of public meetings.



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Consider Resolution No. 2026-03 reversing the December 16, 2025 determination of the Historic Preservation Commission to deny a request for Demolition of the Historic Landmark located at 4 East State Street.		
Presenter & Title:	David DeGroot, Director of Community Development Emily Stood, Preservation Planner		
Date:	January 12, 2026		
Please Check Appropriate Box:			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input type="checkbox"/>	City Council Meeting	<input checked="" type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective:			
Estimated Cost: \$	Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If "Other Funding," please explain how the item will be funded:</i>			
Executive Summary:			
<p>On December 17, 2025, Director DeGroot received from the Applicant, David Patzelt, a letter requesting the Geneva City Council consider an appeal of the December 16, 2025 determination of the Geneva Historic Preservation Commission (HPC) to deny a request for demolition of the Historic Landmark located at 4 E. State Street. The demolition request focuses on the historic stone structure which was locally landmarked in 2018. A Public Hearing was duly scheduled on December 16, 2025 and public notification completed per ordinance. The focus of the Applicant's argument is that the retention of the Historic Landmark structure is not in the best interest of the majority of the community.</p> <p>HPC ACTION</p> <p>Following the receipt of the Applicant's testimony as well as public testimony, the Public Hearing for the Demolition of the Historic Landmark at 4 East State Street was closed on December 16, 2025. On the same date, the Historic Preservation Commission deliberated the facts and testimony provided during the public hearing in accordance with the adopted City Code. Upon a motion to approve the application for demolition of the Historic Landmark located at 4 East State Street, the Commissioners identified their reasons in opposition of the request. These Findings of Fact were recorded, in written form, and incorporated within the Minutes of the December 16, 2025 proceedings of the Historic Preservation Commission. The motion was denied by a unanimous vote, 7:0.</p> <p>CITY COUNCIL REVIEW</p> <p>During the City Council's review and consideration of the appeal, the Council should base its decision on the Applicant's satisfaction of the applicable Standards for Demolition Request Review, as stated in Section 10-6-10B the Geneva City Code. The City Council should focus its attention on Standard #4 as the Applicant has argued for demolition in the best interest of the community.</p>			

1. *A building, structure, object, improvement, or site that constitutes a hazard to the safety and welfare of the general public or occupants of the improvement, property, or site as determined, in consultation with the preservation planner, by the City of Geneva Building Official, Code Enforcement Officer, Chief of Police, and Fire Chief;*
2. *A building, structure, object, improvement, or site that is a deterrent to a major improvement program that will be of substantial benefit to the community for which the applicant has secured all necessary and required planning and zoning approvals, environmental clearances, and project financing;*
3. *The retention of a building, structure, object, improvement, or site that will cause undue economic hardship to the owner of record when a governmental action, an act of God, or other events beyond the control of the applicant created the hardship and all feasible alternatives to eliminate the financial hardship (which may include sale of the property at fair market value or relocation of the improvement to another site) have been attempted and exhausted by the applicant; or*
4. *The retention of a building, structure, object, improvement, or site is not in the best interest of the majority of the community.*

CITY CODE & APPEAL PROCESS

The City Code provisions pertaining to the appeal of a determination made by the HPC are outlined in Section 10-6-10(A10):

Appeal of a Demolition Denial to City Council. If an application for any demolition work is not approved by the historic preservation commission, then the applicant may request, in writing, to the director of community development that an appeal of the commission's decision be made to the city council.

Both the applicant and the commission have the right to be heard at the appeal proceedings.

Upon consideration of the written record of the commission's decision and the applicant's appeal, the city council shall grant or deny the application for proposed demolition work.

Within thirty (30) calendar days after such an appeal is made, the city council shall, by resolution, affirm, or reverse the commission's determination according to the applicable standards set forth in this chapter. In accordance with said standards, the city council may also modify the commission's determination. A reversal or modification of the commission's determination shall be approved by a vote of not less than two-thirds (2/3) of the aldermen then holding office.

Attachments: (please list)

- Request for Appeal
- Resolution No. 2026-03
- See “Related Documents” at [Development Projects - 4 E. State Street Demolition](#) for application materials, public comments, staff report, minutes and transcripts from the Dec.16th HPC meeting

Voting Requirements:

This motion requires 7 affirmative votes for passage. (City Council Only)

The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.

Recommendation / Suggested Action: (how the item should be listed on agenda)

Consider Resolution No. 2026-03 reversing the December 16, 2025 determination of the Historic Preservation Commission to deny a request for Demolition of the Historic Landmark located at 4 East State Street.

December 17, 2025

David DeGroot, AICP
Director of Community Development
City of Geneva
22 S. First Street
Geneva, IL 60134

Re: 4 East State Street, Geneva IL
Demolition permit application
Appeal the Historic Preservation Commission denial of permit

Dear David,

In accordance with section 10-6-10 of City Municipal Code, please accept this correspondence as the applicants request for an appeal to the City Council of the Historic Preservation Commissions decision reached on December 16, 2025 to deny the demolition permit application for 4 E. State Street.

It is our understanding that based on the ordinance, the City Council shall, by resolution, affirm, or reverse the commission's determination according to the standards set forth in the ordinance.

Sincerely,



David A. Patzelt

SHODEEN

77 N. First Street
Suite 17
Geneva, Illinois 60134

phone 630.444.0777

www.shodeen.com

RESOLUTION NO. 2026- 03**RESOLUTION REVERSING THE DECEMBER 16, 2025 DETERMINATION OF
THE HISTORIC PRESERVATION COMMISSION
TO DENY THE DEMOLITION OF
THE HISTORIC LANDMARK AT 4 EAST STATE STREET, GENEVA, ILLINOIS**

WHEREAS, an application was duly filed on or about the 20th day of October, 2025 by David A. Patzelt on behalf of Shodeen Family Foundation (herein referred to as “APPLICANT”) with the Historic Preservation Commission of the City of Geneva requesting approval for the demolition of the Historic Landmark property at 4 East State Street; and

WHEREAS, the Historic Preservation Commission reviewed the request at a Public Hearing on December 16, 2025; and

WHEREAS, the Historic Preservation Commission closed the Public Hearing on December 16, 2025 and, after deliberation on December 16, 2025, the Historic Preservation Commission recommended denial (by a vote of 7 to 0) of the proposed demolition of the Historic Landmark property at 4 East State Street; and

WHEREAS, in accordance with Section 10-6-10 (A10) of Title 10 (Building Regulations) of the Geneva City Code, on December 17, 2025, the APPLICANT requested, in writing, to the Director of Community Development that an appeal of the determination by the Historic Preservation Commission be made to the City Council; and

WHEREAS, at its meeting on January 12, 2026, the City Council of the City of Geneva considered the appeal and both the APPLICANT and the Historic Preservation Commission were given the opportunity to be heard; and

WHEREAS, pursuant to Section 10-6-10 (A10) of Title 10 (Building Regulations) of the Geneva City Code, the Geneva City Council shall, by resolution, affirm, modify, or reverse the determination of the Historic Preservation Commission according to the applicable standards set forth in Chapter 6 (Historic Preservation) of Title 10 (Building Regulations); and

WHEREAS, pursuant to Section 10-6-10 (A10) of Title 10 (Building Regulations) of the Geneva City Code, a reversal or modification of the determination of the Historic Preservation

Commission shall be approved by a vote of two-thirds (2/3) of the alderpersons of the City Council holding office; and

WHEREAS, the City Council of the City of Geneva considered the entire record and the recommendations of the Historic Preservation Commission on January 12, 2026;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: The determination of the Historic Preservation Commission at its December 16, 2025 meeting to deny the demolition and de-designation of the Historic Landmark property at 4 East State Street; is hereby reversed.

SECTION 2: The preambles set forth at the beginning of this Resolution are incorporated herein by this reference and shall constitute substantive provisions of this Resolution.

SECTION 3: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this 12th day of January, 2026

AYES: __ NAYES: __ ABSENT: __ ABSTAINING: __ HOLDING OFFICE: __

Approved by me this ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk