

# PLANNING & ZONING COMMISSION

September 25, 2025

MEETING #78

LOCATION

City Hall  
Council Chambers  
109 James Street  
Geneva IL, 60134

TIME

7:00 P.M.

COMMISSIONERS

Scott Stocking, Chair  
John Mead  
Mim Evans  
Michael Slifka  
Rebecca Holoman  
Adam Matyskiel  
Tim Moran

STAFF LIASION

Matt Buesing  
City Planner  
Phone: (630) 845-9654  
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Planning & Zoning Commission meetings air live on Geneva Broadcast Network, which can be viewed on Comcast Ch. 10, AT&T U-Verse Ch. 99, or the [City's YouTube Channel](#).

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: September 11, 2025
5. Public Hearings:
  - a. Zoning Ordinance Text Amendment – Section 11-4A-4: Proposal to add “Dwelling Units on the Ground Floor” as a Special Use in the D-CM zoning district.  
Applicants: Sudeep Pamulapati and Dawn Muir
  - b. 828 W State Street Special Use: Request for a special use permit to allow a ground floor dwelling unit at the subject property.  
Applicant: Sudeep Pamulapati
  - c. 122 Hamilton Street Special Use: Request for a special use permit to allow a ground floor dwelling unit at the subject property.  
Applicant: Dawn Muir
6. Concept Review:
  - a. 1203 E Fabyan Parkway Solar Farm: Concept review for a proposed solar farm.  
Applicant: Forrest Howk, OneEnergy Renewables
7. 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.*
8. Other Business
9. Adjournment

This Planning & Zoning Commission meeting is being audio and video tape-recorded, transcribed by a court reporter and/or summary minutes are being taken by a recording secretary. The City of Geneva complies with the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Development Department at least 48 hours in advance of the scheduled meeting. The Community Development department can be reached in person at Geneva City Hall, by telephone at (630)-232-0871, or via email at [jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us). 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).

## PROCEDURES FOR PUBLIC HEARINGS

It is the Planning and Zoning Commission's job to conduct public hearings in order to receive testimony for and against petitions for general amendments to the zoning ordinance, comprehensive plan amendments, zoning map amendments, zoning text amendments, special use permits and variations.

The procedure followed for public hearings is as follows:

- First, the Planning and Zoning Commission secretary or the designated representative will read or describe written items, reports, and plans into the record.
- Second, the petitioner will present testimony in favor of the petition and will present any supporting plans or exhibits.
- Third, the Commission members will have an opportunity to question the petitioner.
- Fourth, the Commission will then receive citizen testimony both for and against the petition. Questions about the proposal may be directed to the petitioner or petitioner's witnesses, and questions about the Planning and Zoning Commission process may be directed to the Chairman. Following such testimony, the petitioner and the Planning and Zoning Commission may respond to and ask questions of those who testified.
- Finally, the petitioner may provide a rebuttal to any testimony in opposition.

When all the testimony is brought into the record the hearing will be closed and the Planning and Zoning Commission will make a recommendation to the City Council in the form of a motion or motions.

- Participants giving testimony will need to remember to speak directly into the microphone to be heard. Participants must first begin their testimony by stating their name and address. If participants speak additional times, they will need to state their name each time for the record.
- It is asked that presented testimony remain concise. If a point has already been made, it will not be necessary to repeat it. Each of these points is recorded and will be considered as the Commission develops findings of fact and a recommendation or recommendations.
- Participants may provide testimony in written form, but such written testimony must be presented to the Planning and Zoning Commission secretary or the designated representative prior to the closing of the hearing.
- After the process is completed and everyone wishing to present testimony has spoken, the Commission will then decide whether it has heard adequate testimony in order to make a decision. If it has, the public hearing will be closed.

After a public hearing is closed, the Planning and Zoning Commission will refrain from receiving any additional testimony either for or against the petition. There is one exception to this rule.

City staff will submit a report based on the testimony presented at the hearing. This report will consider comments or concerns from all City Departments such as the Fire Department, Public Works Department or the Engineering Department.

# PLANNING AND ZONING COMMISSION MINUTES

City of Geneva  
109 James Street - City Council Chambers

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**September 11, 2025 — Meeting #77**

## **1. Call to Order**

Commissioner Mead called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. and read a prepared statement of procedures for the meeting. He swore in the individuals planning to speak during the hearing.

## **2. Roll Call**

Present: Commissioner Mead, Evans, Matyskiel, Moran, Slifka

Absent: Chairman Stocking; Commissioner Holoman

Staff Present: City Planner Matt Busing, Community Development Director David DeGroot, City Attorney Scott Fintzen

## **3. Approval of the Agenda**

Motion by Commissioner Evans, seconded by Commissioner Matyskiel to approve the agenda. Motion passed unanimously by roll call vote, 5-0.

## **4. Approval of June 26, 2025, Meeting Minutes**

Motion by Commissioner Moran, seconded by Commissioner Slifka to approve the minutes of the June 26, 2025, meeting. Motion passed by roll call vote, 5-0.

## **5. Public Hearing**

The Commission held public hearings for Agenda Items 5A through 5E. Staff presented a summary of each request. No members of the public were present to comment on any item.

5A. Chapter 12 (Signs) and Section 11-2-2 (Definitions of Words and Terms): *Proposal to amend sign-related definitions and the sign ordinance to comply with content neutral standards.*

City Planner Matt Busing presented a proposal to amend sign-related definitions and regulations to comply with content-neutral standards as mandated by the Supreme Court's *Reed v. Town of Gilbert* decision. The intent is to regulate the physical characteristics of signs (size, number, location) rather than their message to avoid legal challenges. A second proposal was to allow internal illumination options (e.g., halo-lit, backlit) for signs in the historic district, which the Historic Preservation Commission (HPC) had previously recommended against, citing a desire to preserve the district's character.

Discussion: Commissioners discussed the internal illumination portion at length. Concerns were raised that the item was a substantive change buried within technical language amendments and that the public, particularly affected business owners and residents, may not have been adequately notified to comment. Commissioner Moran expressed a preference for this to be a separate, specifically noticed agenda item. Staff noted the proposal was initiated by requests from a handful of downtown businesses seeking more flexibility. The Commission also suggested several editorial amendments to the content-neutrality text to

ensure it remained truly content-neutral, including deleting a sentence that provided examples of sign content.

*Motion to Close Hearing*

Motion by Commissioner Slifka, seconded by Commissioner Matyskiel.

AYE: Mead, Evans, Slifka, Matyskiel, Moran

NAY: None

*MOTION CARRIES 5-0*

*Commission Action on Item 5A*

Motion by Commissioner Moran, seconded by Commissioner Evans, to approve the text amendments for content neutrality with the following specific amendments:

- Deletion of the second sentence in the new "temporary yard sign" definition.
- Capitalization of "Properties" in Section 11-12-2C.
- Changing the title of Section 11-12-8D to "Temporary Signs in the City's Public Right-of-Way" and striking the word "directional" from subsections D.7 and D.9.
- And to NOT APPROVE the amendments related to internal sign illumination in the historic district, citing the recommendation of the HPC and the desire for a more robust public discussion on a future, standalone agenda. Motion passed unanimously by roll call vote, 5-0.

AYE: Mead, Evans, Slifka, Matyskiel, Moran

NAY: None

*MOTION CARRIES 5-0*

5B. Section 11-11A-4 (Off-Street Parking: D-CM and D-RSCM District Special Provisions):  
*Proposal to remove the off-street parking requirement for residential conversions of existing nonresidential buildings within the Downtown Residential Vehicle Parking Permit Area.*

Staff presented a proposal to remove the off-street parking requirement for residential conversions of existing non-residential buildings within the downtown residential vehicle parking permit area. The rationale was to resolve a discrepancy between the zoning ordinance (which requires new parking) and the traffic code (which provides a permit system for on-street parking) and to remove a barrier to redeveloping historic downtown buildings where adding parking is often physically or financially impractical. Staff noted that residential conversions typically generate less parking demand than the commercial uses they replace. The Commission found the staff's rationale logical and straightforward, with no objections or questions raised.

*Motion to Close Hearing*

Motion by Commissioner Moran, seconded by Commissioner Matyskiel

AYE: Mead, Evans, Slifka, Matyskiel, Moran

NAY: None

*MOTION CARRIES 5-0*

*Commission Action on Item 5B*

Motion by Commissioner Moran, seconded by Commissioner Slifka, to approve the text amendment as presented. Motion passed unanimously by roll call vote, 5-0.

AYE: Mead, Evans, Slifka, Matyskiel, Moran  
NAY: None

*MOTION CARRIES 5-0*

5C. Section 11-2-2 (Definition of Words and Terms): *Proposal to modify the definition of "Lot Coverage".*

Staff presented a proposal to modify the definition of "lot coverage" by replacing "impervious surfaces" with "other improvements which cover the natural landscape." This change aims to align the code's language with its long-standing enforcement practice, which counts materials like permeable pavers, artificial turf, and grasscrete toward lot coverage to preserve green space, even though they are not entirely impervious.

Commissioners agreed with the intent to preserve green space but expressed concern about potentially disincentivizing the use of environmentally friendly permeable materials that aid stormwater management. A discussion ensued about whether the code could offer a small lot coverage "credit" or "bonus" for using such materials as an incentive, short of requiring a variance. The Commission consensus was to approve the change for clarity and consistent enforcement but to direct staff to research and consider potential incentives for permeable surfaces as a separate future action.

*Motion to Close Hearing*

Motion by Commissioner Evans, seconded by Commissioner Slifka.

AYE: Mead, Evans, Slifka, Matyskiel, Moran

NAY: None

*MOTION CARRIES 5-0*

*Commission Action on Item 5C*

Motion by Commissioner Moran, seconded by Commissioner Evans, to approve the text amendment as presented, with the direction that city staff consider the possibility of an accommodation (e.g., a minor lot coverage bonus) to encourage the use of permeable surfaces in the future. Motion passed unanimously by roll call vote, 5-0.

AYE: Mead, Evans, Slifka, Matyskiel, Moran

NAY: None

*MOTION CARRIES 5-0*

5D. Section 11-4A-8 through 11-4A-12 (Downtown Districts): *Proposal to correct an error regarding the setback requirements for lots that abut residential districts.*

Staff presented a proposal to correct a clerical error regarding setback requirements for lots that abut residential areas. The amendment changes the phrase "residential use" to "residential district" to ensure that transitional setback requirements are applied consistently based on the zoning of adjacent land, not its current use, which aligns with standard zoning practice.

5E. Section 11-4A-6 through 11-4A-10 and 11-4A-12 (Downtown Districts): *Proposal to correct an error regarding minimum lot frontage requirements.*

Staff presented a second proposal to correct a clerical error in the downtown district regulations. The amendment changes the term "minimum lot width" to "minimum lot frontage" to ensure that new lots have direct access to a public right-of-way (preventing flag lots) and to align with the terminology used throughout the rest of the zoning code. The Commission found both proposals to be straightforward, non-substantive clerical corrections that improve code consistency.

*Motion to Close the Public Hearing for Items 5D and 5E*

Motion by Commissioner Evans, seconded by Commissioner Matyskiel.

AYE: Mead, Evans, Slifka, Matyskiel, Moran

NAY: None

*MOTION CARRIES 5-0*

*Commission Action on Items 5D and 5E*

Motion by Commissioner Moran, seconded by Commissioner Slifka, to approve the text amendment to both items 5D and 5E as presented. Motion passed unanimously by roll call vote, 5-0.

AYE: Mead, Evans, Slifka, Matyskiel, Moran

NAY: None

*MOTION CARRIES 5-0*

**6. Public Comment**

There was no public comment.

**7. Other Business**

City Planner Matt Busing provided updates:

- The next meetings are scheduled for September 25 and October 9, 2025.
- An RFP for a comprehensive plan and zoning ordinance update closed on September 19; staff will review submissions and begin the consultant selection process.
- New City Administrator Alex Voight will be introduced at an October meeting.
- Project updates were provided for several developments, including Prairie Grove (final engineering), 302 River PUD (demolition begun), the SEMP/MWI industrial park (construction underway), the Fabyan Parkway extension (agreements in progress), Mill Race (court ruling expected Oct. 2), Geneva Crossing (construction ongoing), and The Roosevelt (construction ongoing).
- A public hearing for a joint text amendment to allow ground-floor residential uses in the DCM district for two specific properties (State St. and Hamilton St.) is scheduled for the September 25 meeting.

**8. Adjournment**

Commissioner Evans moved to adjourn at approximately 8:20 p.m.

# PLANNING & ZONING COMMISSION

Sep. 25, 2025

AGENDA ITEM 5.A – D-CM TEXT AMENDMENT

## APPLICANTS

- Sudeep Pamulapati  
(828 W. State St.)
- Dawn Muir  
(122 Hamilton St.)

## LOCATION

D-CM Downtown Commercial  
Mixed-Use District

## REQUEST

A Zoning Ordinance Text  
Amendment to allow for  
“Dwelling Units on the Ground  
Floor” as a Special Use in the  
D-CM District

## RECOMMENDATION

Staff will provide a  
recommendation at the  
conclusion of the public hearing

## STAFF LIASON

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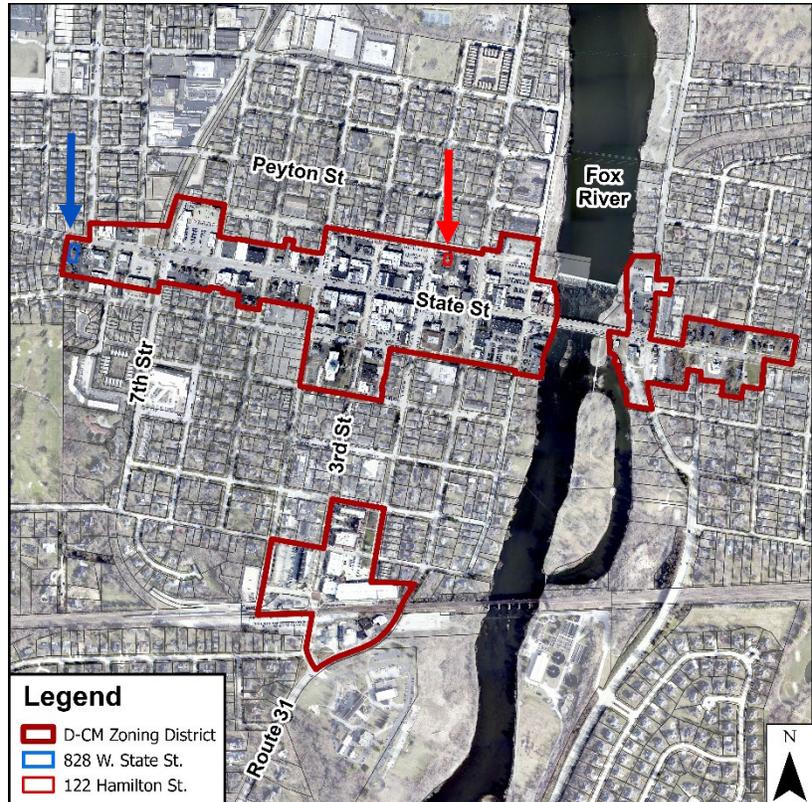


Figure 1. Location Map. Prepared by Geneva Planning Division, September 2025.

## BACKGROUND

This application is shared by two applicants: Sudeep Pamulapati (828 W. State St.) and Dawn Muir (122 Hamilton St.). Both applicants own commercial mixed-use properties in the D-CM district. They have both had great difficulty acquiring commercial tenants for their ground-floor tenant spaces. 828 W. State St.’s difficulty stems from a struggling office market. The difficulty for 122 Hamilton St. is its location sees less foot traffic than other commercial areas in the downtown. Both properties neighbor zoning districts that allow for residential uses on the ground floor.

There may be other cases in the D-CM district that would benefit from a residential use on the ground floor while still preserving the district’s mixed-use character. The applicants are requesting “Dwelling Units on the Ground Floor” be added as a Special Use in the D-CM District to provide their properties (and others) more flexibility, while still allowing the Planning & Zoning Commission and City Council the ultimate decision.



**REQUEST**

To amend the Table of Permitted and Special Uses located in Section 11-4A-4 of the Geneva Zoning Ordinance to add “Dwelling Units on the Ground Floor” as a special use in the D-CM Commercial Mixed-Use District.

**PROPOSED TEXT AMENDMENT**

The specific text amendment proposed is shown below. Proposed additions are shown in red font.

Section 11-4A-4 (Table of Permitted and Special Uses)

Use	D-SFMR	D-SFHR	D-MHR	D-MFR	D-RSCM	D-CM	D-IM
<b>RESIDENTIAL</b>							
Single-family attached dwelling, up to 6 units			S	P	P		
Single-family detached dwelling	P	P	P		P		
Two-family dwelling			P	P	P		
Three-family dwelling			P	P	P		
Dwelling unit above ground floor					P	P	
<b>Dwelling units on the ground floor</b>						<b>S</b>	
Multiple-family dwelling				P			
Accessory dwelling unit	P	P	P		P		

\*P = Permitted Use; S = Special Use

**STAFF ANALYSIS**

The requested text amendment would allow for “Dwelling Units on the Ground Floor” as a special use in the D-CM Commercial Mixed-Use District. The proposed use may be appropriate for certain properties that abut zoning districts that allow for residential uses by-right, properties on the periphery of the D-CM district that can act as a transitional use between the downtown mixed use-corridor and the surrounding neighborhoods, or for properties that require more flexibility in potential allowable uses to fill long term vacancies but for whom rezoning isn’t possible. As a special use, applicants would be required to make their individual case for the use, thereby keeping the final decision regarding appropriateness in the hands of the City.

**RECOMMENDATION**

Staff will provide a recommendation at the conclusion of the public hearing.

**REVIEW/APPROVAL PROCESS: NEXT STEPS\***

1. October 6, 2025 – City Council consideration of request

*\*This timeline is provided for informational purposes only. Exact dates are subject to change.*

## **PLANNING & ZONING COMMISSION**

Sep. 25, 2025

AGENDA ITEM 5.B – 828 W. State Street Special Use

### APPLICANT

Sudeep Pamulapati

### LOCATION

828 W. State Street

PIN 12-03-332-013

### REQUEST

Special Use for “Dwelling Units on the Ground Floor” at 828 W. State St.

### RECOMMENDATION

Staff will provide a recommendation at the conclusion of the public hearing.

### STAFF LIASON

Matt Buesing

City Planner

Phone: (630) 845-9654

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

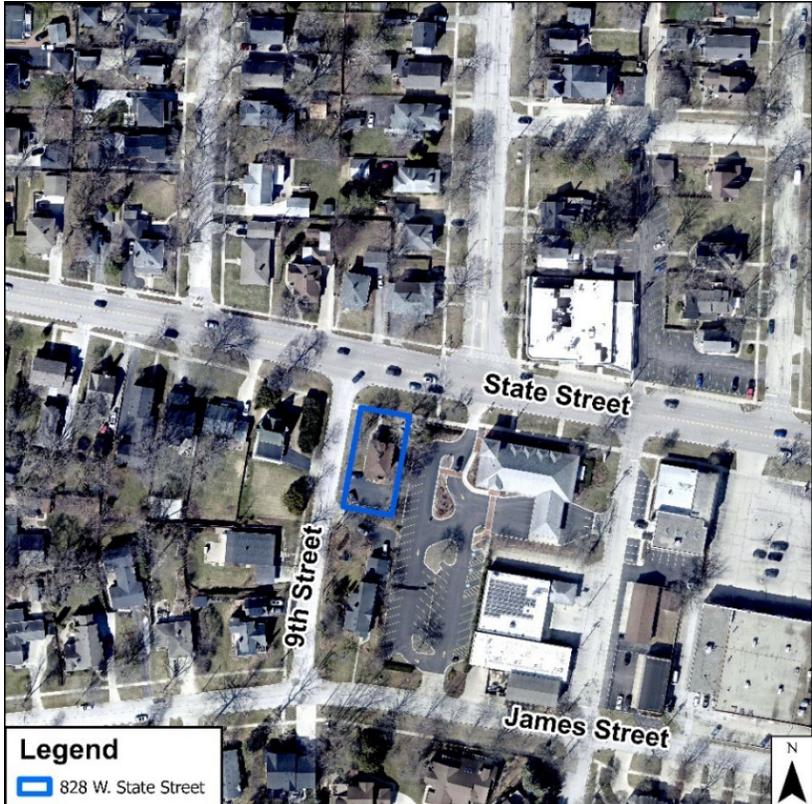


Figure 1. Location Map. Prepared by Geneva Planning Division, September 2025.

## **BACKGROUND**

As shown in Figure 1, the subject property is located at the southeast corner of west State Street and 9<sup>th</sup> Street. The lot is improved with a two-story mixed-use building that is currently configured for a two-bedroom dwelling unit on the second floor and an office space on the ground floor. The property has a 1989 special use permit for the office space, but office space on the ground floor is now a permitted use in the existing D-CM district.

Per IDOT’s Bureau of Local Roads and Streets Manual parking layout dimensions, there are currently three parking spaces on the site. This property lies within Geneva’s special parking provisions district outlined in Section 11-11A-4 of the Geneva Zoning Ordinance. Per Section 11-11A-4.A.1:

*For all permitted and special uses, except residential uses, the required amount of off-street parking spaces shall be the number of spaces that*

*existed on the zoning lot as of July 16, 2001. All permitted and special uses, except for residential uses, established as of July 16, 2001, may be expanded (enlarged) in compliance with the bulk regulations of the D-CM and D-RSCM Districts and the other applicable provisions of this title without providing additional off-street parking spaces.*

The applicant would like to convert the ground floor office space into a two-bedroom dwelling unit. To enable this, they are jointly – alongside another applicant – applying for a Zoning Ordinance text amendment to allow for “Dwelling Units on the Ground Floor” as a special use in the D-CM District. The text amendment request is presented in a separate staff report. This staff report assesses the applicant’s second request: a special use for “Dwelling Units on the Ground Floor” at 828 W. State St. The special use for a dwelling unit on the ground floor would result in two, two-bedroom dwelling units. Section 11-11A-6 outlines that a single two-bedroom dwelling unit in the special parking provisions district requires 1.5 spaces. With two two-bedroom dwelling units, the conversion would require a total of 3 parking spaces; these are already provided.

## REQUESTS

In accordance with Section 11-14-4 of the Geneva Zoning Ordinance, the applicant is requesting a special use permit for “Dwelling Units on the Ground Floor” in the D-CM “Commercial Mixed-Use” district.

## PROPERTY INFORMATION

The subject property is located in the D-CM “Commercial Mixed-Use” district and is designated as “Downtown Commercial / Mixed-Use” in the City’s Comprehensive Plan within the Downtown Station-Area Master Plan. Please see Table 1 below and Figures 2 and 3 on the following page for surrounding property information including existing zoning, existing land uses, and future land use designations.

LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN
<b>Subject Property</b>	D-CM Commercial Mixed-Use District	Mixed-Use (Residential / Office)	Downtown Commercial / Mixed-Use
<b>North</b>	R4 High Density Single-Family Residential District / D-SFHR Single-Family High Density Residential District	Single-Family Residential	Single-Family Residential
<b>South</b>	D-CM Commercial Mixed-Use District	Two-Family Dwelling	Downtown Commercial / Mixed-Use
<b>East</b>	D-CM Commercial Mixed-Use District	Bank	Downtown Commercial / Mixed-Use
<b>West</b>	R4 High Density Single-Family Residential District	Single-Family Residential	Single-Family Residential

**Table 1.** Surrounding Property Information. *Prepared by Geneva Planning Division, September 2025.*

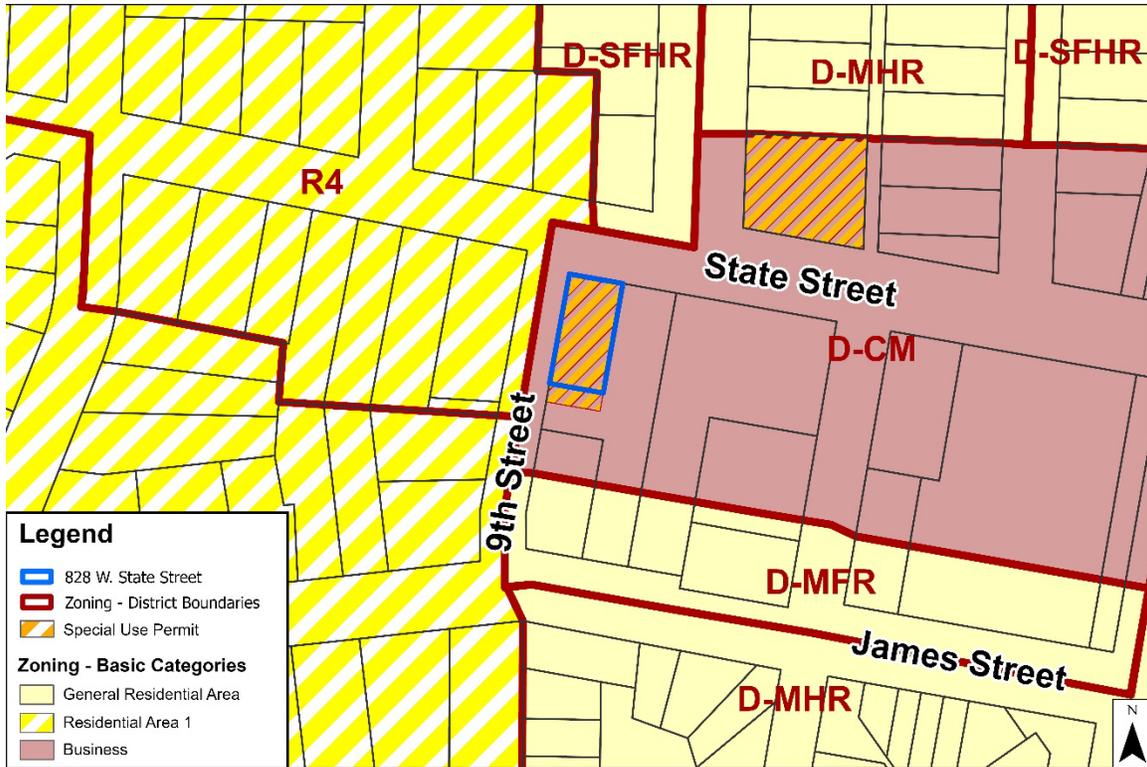


Figure 2. Zoning Map of the Subject Property and Surrounding Area. Prepared by Geneva Planning Division, September 2025.

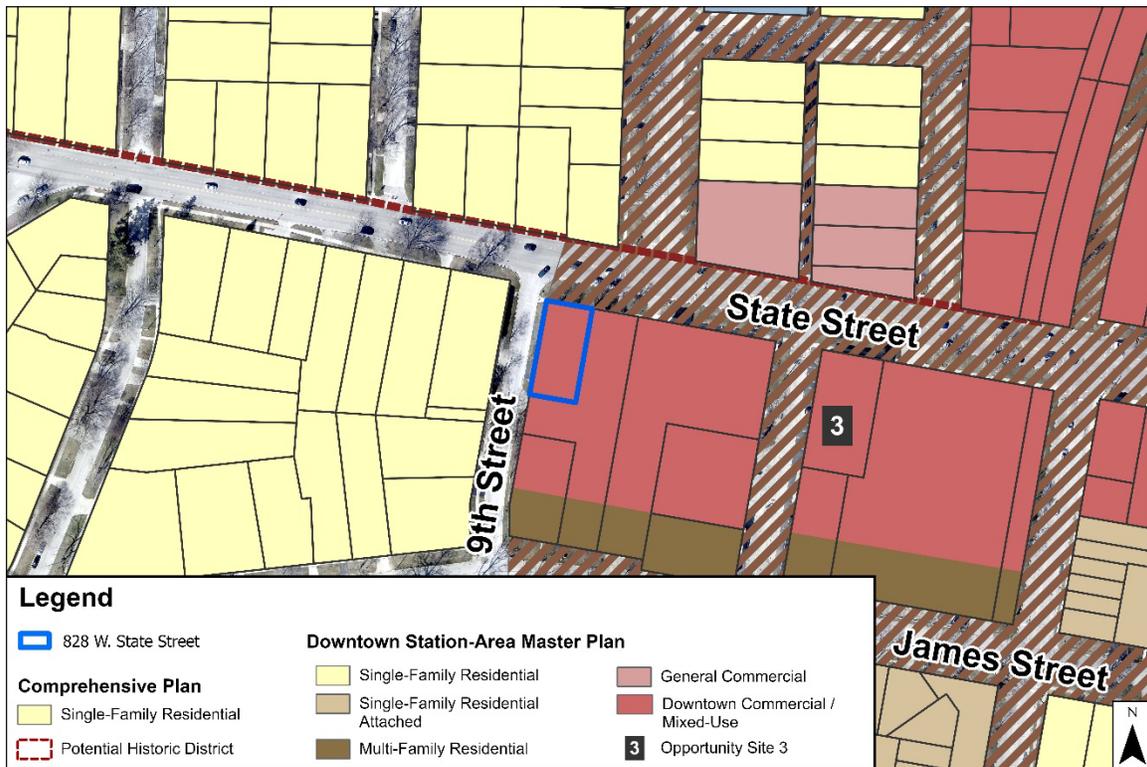


Figure 3. Future Land Use Designation of the Subject Property and Surrounding Area, based on the 2003 Comprehensive Plan and 2012 Downtown Station-Area Master Plan. Prepared by Geneva Planning Division, September 2025.

## ANALYSIS OF REQUESTS

### Special Use Permit

Staff has evaluated the requested special use permit in relation to the nine special use standards the Planning & Zoning Commission uses in formulating its findings of fact, as set forth in Section 11-14-4(F) of the Zoning Ordinance. Based on evidence and testimony provided at the public hearing, the Planning & Zoning Commission may choose to use this analysis as the basis for its findings of fact, or formulate its own findings.

1. *The proposed use at the specified location is consistent with the comprehensive plan.*

This special use would result in dwelling units on the second floor and ground floor. The building would not be mixed-use but wholly residential. While the comprehensive plan designation is for “Downtown Commercial / Mixed-Use”, other properties with this designation similarly have a single use, such as being entirely commercial. Adding residential at this property would contribute to the overall mixed-use nature of the downtown.

2. *The proposed building or use will not diminish the value of adjacent and nearby properties.*

The proposed request will not change the building footprint or parking layout of the property. The residential use is compatible with that of neighboring residential properties. Additionally, this property is on the very edge of the D-CM district, rather than in the middle of an active commercial area. The proposed use will not diminish property values for nearby properties.

3. *The proposed use at the specified location will not substantially or unduly increase traffic, traffic congestion and on-street parking demand in the immediate vicinity of the proposed use and in the area affected by traffic generated by the proposed use.*

The proposed use would not require additional parking spaces or have any substantial impact on traffic.

4. *The proposed use has been designed to provide for adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets.*

The parking layout and access point off of 9<sup>th</sup> Street will not change, nor there be an increase in traffic that would warrant a change in access.

5. *The proposed building or use will not adversely affect or change the character of the area in which it is located.*

The proposed request will not change the building footprint or parking layout of the property. Residential uses are already permitted on the ground floor of the neighboring R4 and D-SFHR districts in the form of single-family detached dwellings. The special use at 828 W. State would not alter the character of the area because it is a similar residential use.

6. *The proposed use at the specified location will not adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.*

There are no proposed changes to the location, size, or height of the existing building and parking lot. The special use for residential on the ground floor would not cause any adverse effects (such as excessive noise or odors) that would adversely affect the use and development of adjacent and nearby properties.

7. *Adequate utility, drainage, parking and other necessary facilities to service the proposed use will be provided and that such utility, drainage, parking and other necessary facilities will not adversely affect the use, development and value of adjacent and nearby properties.*

There are no proposed changes to the location, size, or height of the existing building and parking lot; drainage will not be affected by this use change. Additionally, the special use for residential on the ground floor would not require any additional utility or parking facilities.

8. *The proposed building, other structures and use comply with any and all regulations, conditions or requirements of the city applicable to such building, structure or use.*

The site currently complies with all applicable city regulations.

9. *That the exterior architectural appeal and function of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district to cause a substantial depreciation in property values in the neighborhood.*

There are no proposed changes to the building.

## **RECOMMENDATION**

Staff will provide a recommendation at the conclusion of the public hearing.

## **REVIEW/APPROVAL PROCESS: NEXT STEPS\***

1. October 6, 2025 – City Council consideration of request

*\*This timeline is provided for informational purposes only, exact dates are subject to change.*

## **ATTACHMENTS**

Project Narrative – Text Amendment & Special Use  
Site Plan

**Sudeep Pamulapati**

828 W State St

Geneva, IL 60134

supamula@gmail.com

(251) 327-8072

**Planning and Zoning Commission**

City of Geneva

Community Development Department

22 S. First Street

Geneva, IL 60134

**Subject:** Request for Zoning Ordinance Text Amendment: Amend 11-4A-4 (Table of Permitted and Special Uses) to allow for Dwelling Units on the Ground Floor as a Special Use in the D-CM District.

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully request a text amendment to the City of Geneva's Zoning Ordinance. Specifically, I propose to Amend 11-4A-4 (Table of Permitted and Special Uses) to allow for Dwelling Units on the Ground Floor as a Special Use in the D-CM District.

This request is prompted by the current market conditions, which have resulted in a near-zero demand for ground-floor office space in Geneva's downtown area. As the property owner of 828 W State Street, located within the D-CM district, I have found it increasingly difficult to attract commercial tenants for office use. The shift in work habits and economic trends has left many such spaces vacant and underutilized.

Allowing residential units on the ground floor as a Special Use would offer much-needed flexibility for property owners while preserving the district's mixed-use character. This amendment would help activate dormant spaces, increase downtown residency, and contribute to the vibrancy and economic sustainability of Geneva's core.

I believe this proposal aligns with the City's goals of promoting adaptive reuse and maintaining a dynamic downtown environment.

Thank you for your time and consideration.

Sincerely,

**Sudeep Pamulapati**

supamula@gmail.com

(251) 327-8072

## **Subject: Special Use Permit Request for First Floor Dwelling Unit at 828 West State Street, Geneva, Illinois 60134 (D-CM Zone District)**

This narrative is to request a Special Use Permit to allow first floor dwelling unit at 828 West State Street, Geneva, Illinois. The property is in Downtown Commercial Mixed Use (D-CM) zoning district. The property is located along a central corridor surrounded by a diverse blend of commercial, retail, and residential uses. The building fits well with the surrounding architecture and adds to the neighborhood's character.

The application meets all the criteria of Section 11-14-4F of the Geneva Zoning Ordinance. It is in harmony with the city's objectives for downtown mixed-use vibrancy, economic health, and community life. The proposed dwelling will not negatively affect neighboring property values or public enjoyment, as it is compatible in scale and design with adjacent uses. Residential occupancy on the ground floor will not conflict with nearby commercial activity; landscaping, screening, and noise controls will be used as needed to preserve neighborly relations.

No negative impact to city services, infrastructure, or utilities is expected. Existing water, sewer, emergency, and fire services are sufficient for additional residential use. The property's central location means minimal increase in traffic. There are four parking spaces available, so parking requirements can be met onsite in compliance with regulations. Walkability and access to public transit are strong, and the use supports sustainable, less car-dependent living.

No exterior expansion is planned, and all modifications will follow city codes and building standards, promoting efficient use of existing structures and environmental responsibility. Utilities, streets, drainage, and all necessary facilities are already in place. Property values and the historic, architectural character of the area will be preserved, as no changes will detract from neighborhood appeal. The new dwelling adds occupancy, safety, and community vibrancy to the area.

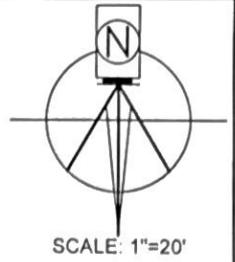
Finally, the project will comply with all other applicable zoning and building regulations. The applicant will secure all necessary permits and inspections, following city standards throughout. In summary, this request is consistent with the intent of the zoning ordinance and comprehensive plan, supports the city vision for downtown, and maintains the area's character and quality of life. Approval is respectfully requested.

# PLAT OF SURVEY

D.F.L.S.

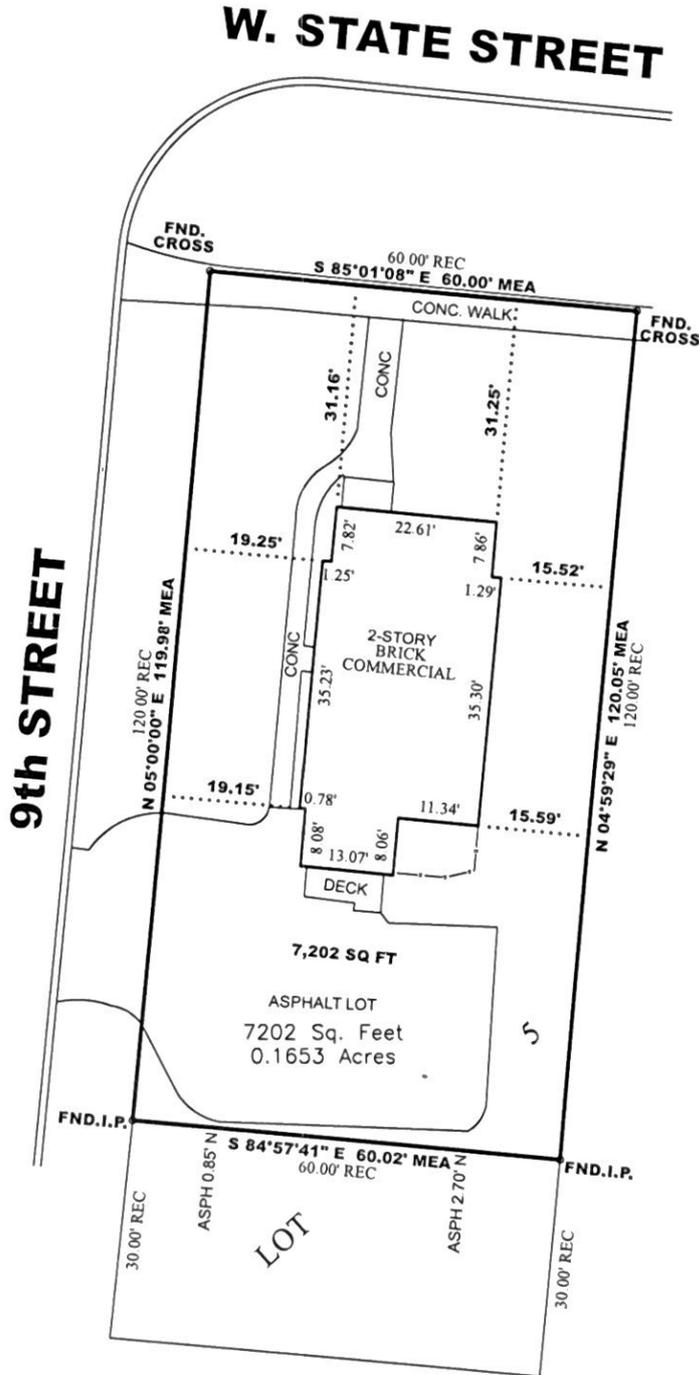
DALE FLOYD LAND SURVEYING L.L.C.

2600 KESLINGER ROAD SUITE A  
GENEVA, ILLINOIS 60134  
PHONE: 630-232-7705 FAX 630-232-7725  
E-MAIL: DFLS @SBCGLOBAL.NET



THE NORTHERLY 120 FEET, AS MEASURED ALONG THE EAST AND WEST LINES THEREOF OF LOT 5 IN BLOCK 45 OF THE ORIGINAL TOWN OF GENEVA, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 828 W. STATE STREET, GENEVA, ILLINOIS



### LEGEND

- FND.I.R. = FOUND IRON ROD
- FND.I.P. = FOUND IRON PIPE
- x-x- FENCE
- ..... BLDG TIE
- BLDG LINE
- - - - EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 624-4



License expiration date 11-30-2024

FIELD WORK COMPLETED: 6-10-2024

PREPARED FOR ATTY. JOHN HOSCHEIT

STATE OF ILLINOIS  
S.S.

COUNTY OF KANE  
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184 007094-0008 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 6-11 A.D. 2024

ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-003908

## PLANNING & ZONING COMMISSION

Sep. 25, 2025

AGENDA ITEM 5.C – 122 Hamilton Street Special Use

APPLICANT

Dawn Muir

LOCATION

122 Hamilton Street

PIN 12-03-430-002

REQUEST

Special Use for “Dwelling Units on the Ground Floor” at 122 Hamilton Street

RECOMMENDATION

Staff will provide a recommendation at the conclusion of the public hearing.

STAFF LIASON

Matt Buesing

City Planner

Phone: (630) 845-9654

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



Figure 1. Location Map. Prepared by Geneva Planning Division, September 2025.

### BACKGROUND

As shown in Figure 1, the subject property is located near the corner of Hamilton Street and 2<sup>nd</sup> Street in the Historic District. The lot is improved with a two-story mixed-use building that was once a single-family residence. Although there is a second floor on the structure, it cannot currently be used as a dwelling unit because it lacks a separate entrance and it has size limitations. The property has been used as a beauty salon, resale shop, real estate office, and most recently a vintage retail store. The previous owners reportedly had difficulty maintaining an office tenant in the space. There is no parking on-site.

This property lies within Geneva’s special parking provisions district outlined in Section 11-11A-4 of the Geneva Zoning Ordinance. Per Section 11-11A-4.A.1:

*For all permitted and special uses, except residential uses, the required amount of off-street parking spaces shall be the number of spaces that*

*existed on the zoning lot as of July 16, 2001. All permitted and special uses, except for residential uses, established as of July 16, 2001, may be expanded (enlarged) in compliance with the bulk regulations of the D-CM and D-RSCM Districts and the other applicable provisions of this title without providing additional off-street parking spaces.*

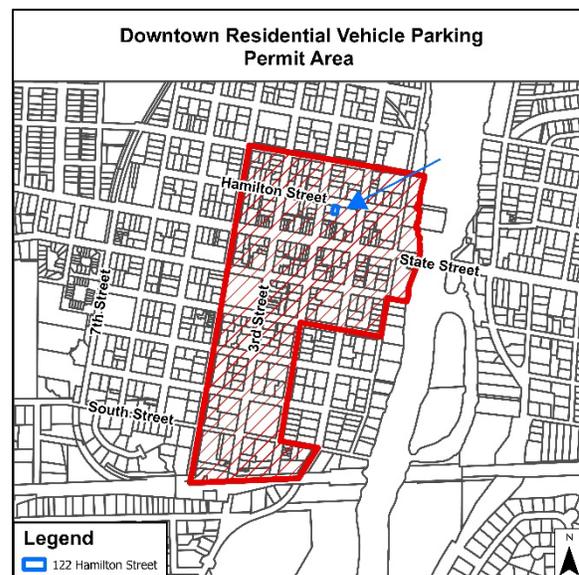
The applicant would like to convert the ground-floor office/retail space into a residential dwelling on both the first and second floors. To enable this, they are jointly – alongside another applicant – applying for a Zoning Ordinance text amendment to allow for “Dwelling Units on the Ground Floor” as a special use in the D-CM District. The text amendment request is outlined in Agenda Item 5A. This staff report assesses the applicant’s second request: a special use for “Dwelling Units on the Ground Floor” at 122 Hamilton Street.

The property does not currently have any parking spaces. To add spaces on-site, a public parking space would have to be removed to accommodate a driveway. This creates an issue for the applicant. Per Section 11-11A-4.A.4:

*If a use change, building expansion or development results in parking requirements not being met, or in a reduction in the existing amount of private off-street parking spaces or public parking spaces, the development entity (owners, lessees or successors and assigns in possession of property) shall be required to locate an equivalent amount of parking spaces within three hundred fifty (350) feet of the subject property. If the development entity is unable to provide the required off-street parking within three hundred fifty (350) feet, the entity may petition the city council to pay an in-lieu fee in the amount of ten thousand dollars (\$10,000.00) for each required space. The petition to waive required parking spaces and pay an in-lieu fee shall be submitted to the community development department, subject to review and approval by the city council. If approved, the fee shall be paid prior to the issuance of a building permit or certificate of occupancy.*

The applicant cannot provide the required off-street parking within three hundred fifty (350) feet and would not like to petition to pay the \$10,000 in-lieu fee. City staff presented another option to the applicant which hinges upon City Council approval of a city-initiated text amendment. The City proposed the following text amendment to the Planning and Zoning Commission on September 11, 2025 which was recommended for approval by the Commission:

*Section 11-11A-4.A.2(a): For properties located within the Downtown Residential Vehicle Parking Permit Area (Section 7-4-14), additional off-street parking shall not be required if an existing nonresidential use is converted into a residential use.*



**Figure 2.** Location Map. Prepared by Geneva Planning Division, September 2025

The subject property lies within this parking permit area (Figure 2). This text amendment will go before the City Council on October 6<sup>th</sup> for final approval. If the City Council approves the proposed text amendment to Section 11-11A-4.A.2(a), onsite parking would not be required for the special use at 122 Hamilton Street.

## REQUEST

In accordance with Section 11-14-4 of the Geneva Zoning Ordinance, the applicant is requesting a special use permit for “Dwelling Units on the Ground Floor” in the D-CM “Commercial Mixed-Use” district.

## PROPERTY INFORMATION

The subject property is located in the D-CM “Commercial Mixed-Use” district and is designated as “Downtown Commercial / Mixed-Use” in the City’s Comprehensive Plan within the Downtown Station-Area Master Plan. Please see Table 1 below and Figures 3 and 4 on the following page for surrounding property information including existing zoning, existing land uses, and future land use designations.

LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN
<b>Subject Property</b>	D-CM Commercial Mixed-Use District	Office / Retail	Downtown Commercial / Mixed-Use
<b>North</b>	D-RSCM Residentially Scaled Commercial Mixed-Use District	Dentist	Residentially Scaled Commercial
<b>South</b>	D-CM Commercial Mixed-Use District	Retail	Downtown Commercial / Mixed-Use
<b>East</b>	D-CM Commercial Mixed-Use District	Law Office	Downtown Commercial / Mixed-Use
<b>West</b>	D-CM Commercial Mixed-Use District	Retail	Downtown Commercial / Mixed-Use

**Table 1.** Surrounding Property Information. *Prepared by Geneva Planning Division, September 2025.*

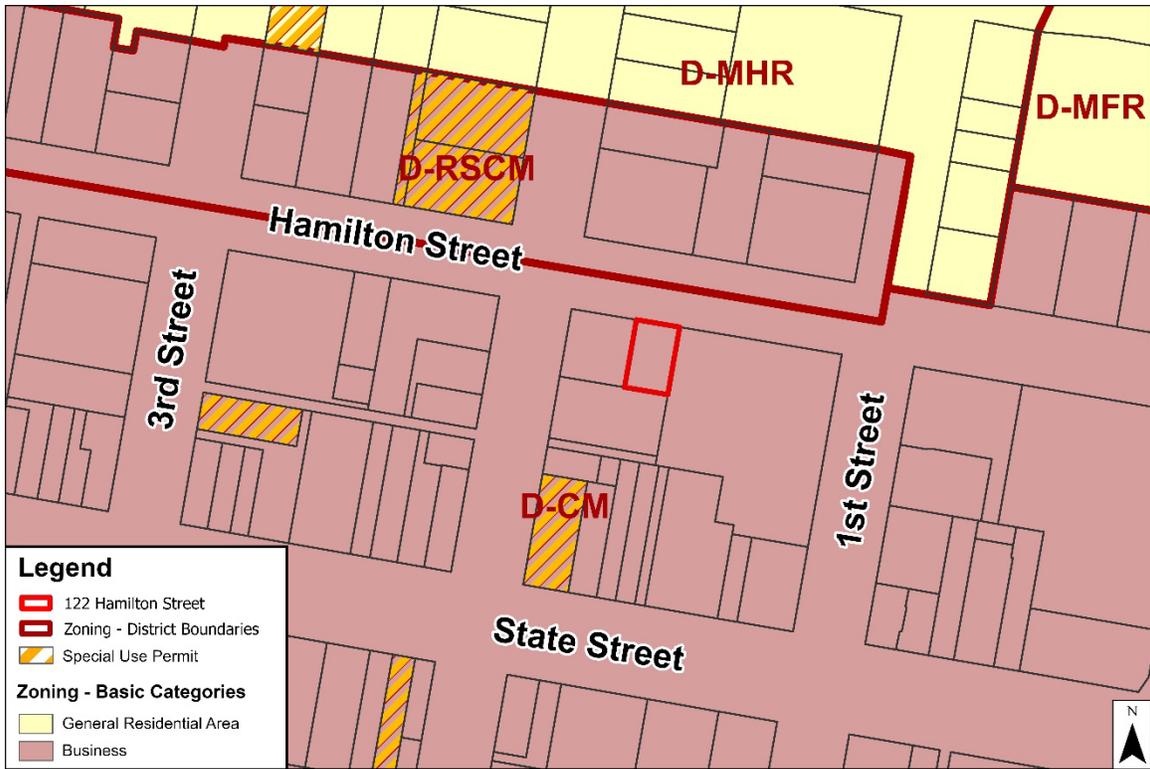


Figure 3. Zoning Map of the Subject Property and Surrounding Area. Prepared by Geneva Planning Division, September 2025.

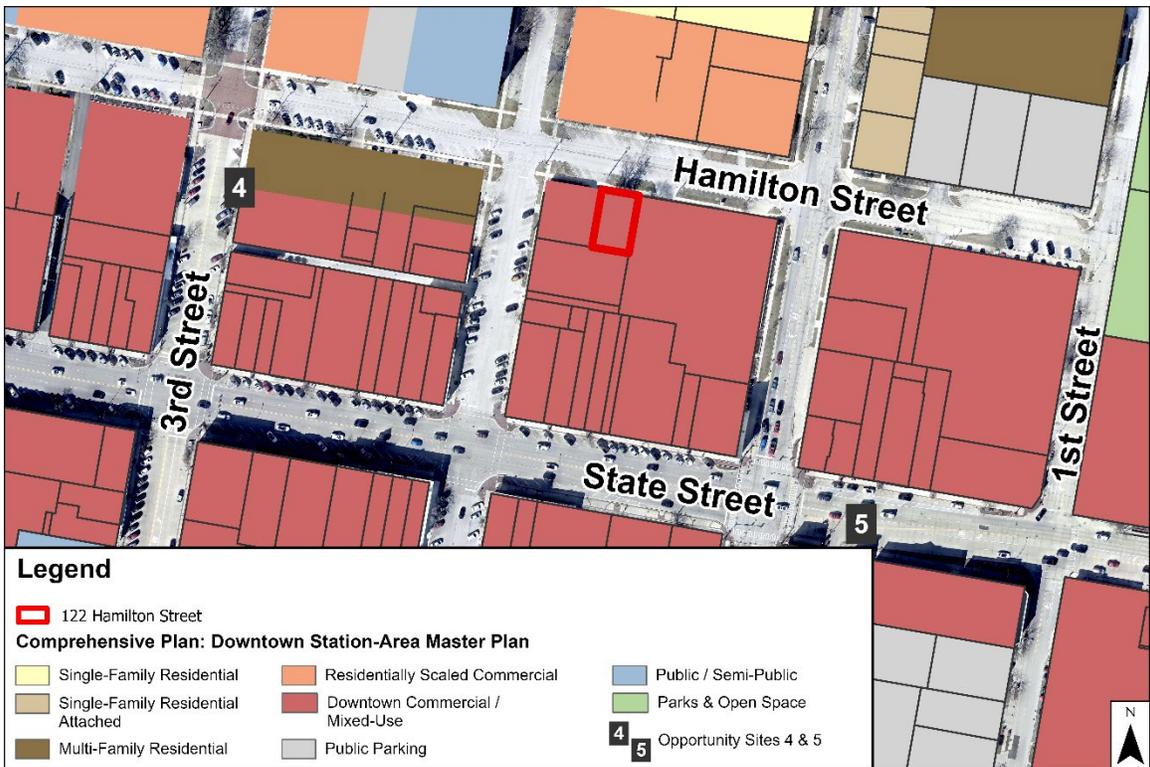


Figure 4. Future Land Use Designation of the Subject Property and Surrounding Area, based on the 2003 Comprehensive Plan and 2012 Downtown Station-Area Master Plan. Prepared by Geneva Planning Division, September 2025.

## ANALYSIS OF REQUESTS

### Special Use Permit

Staff has evaluated the requested special use permit in relation to the nine special use standards the Planning & Zoning Commission uses in formulating its findings of fact, as set forth in Section 11-14-4(F) of the Zoning Ordinance. Based on evidence and testimony provided at the public hearing, the Planning & Zoning Commission may choose to use this analysis as the basis for its findings of fact, or formulate its own findings.

1. *The proposed use at the specified location is consistent with the comprehensive plan.*

This special use would result in a residential dwelling on both the first and second floors. The building would not be mixed-use but wholly residential. While the comprehensive plan designation is for “Downtown Commercial / Mixed-Use”, other properties with this designation similarly have a single use, such as being entirely commercial. Additionally, properties across the street are zoned D-RSCM which allows for residential on the first floor. The proposed residential ground-floor use would contribute to the overall mixed-use nature of the downtown while granting additional flexibility to the property owner in terms of what uses can occupy the building.

2. *The proposed building or use will not diminish the value of adjacent and nearby properties.*

The proposed request will not change the building footprint or size. The residential use is compatible with that of neighboring residential properties, and as such would not diminish property values for nearby properties.

3. *The proposed use at the specified location will not substantially or unduly increase traffic, traffic congestion and on-street parking demand in the immediate vicinity of the proposed use and in the area affected by traffic generated by the proposed use.*

If the City-initiated text amendment to modify parking requirements in the Downtown Residential Vehicle Parking Permit Area is approved, the proposed use would not require additional parking spaces. While the proposed use may technically generate on-street parking demand due to the lack of onsite parking, residential uses also typically generate less traffic demand than commercial spaces; therefore, the proposed use would not have any substantial impact on traffic.

4. *The proposed use has been designed to provide for adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets.*

There are no ingress or egress points.

5. *The proposed building or use will not adversely affect or change the character of the area in which it is located.*

The proposed request will not change the building footprint or size. Residential uses are also permitted in multiple forms in the D-RSCM district which can be seen on the north side of Hamilton Street. As such, the proposed residential use would align with the surrounding neighborhood and would not alter the character of the area.

6. *The proposed use at the specified location will not adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.*

There are no proposed changes to the location, size, or height of the existing building. The special use for residential on the ground floor would not cause any adverse effects (such as excessive noise or odors) that would adversely affect the use and development of adjacent and nearby properties.

7. *Adequate utility, drainage, parking and other necessary facilities to service the proposed use will be provided and that such utility, drainage, parking and other necessary facilities will not adversely affect the use, development and value of adjacent and nearby properties.*

There are no proposed changes to the location, size, or height of the existing building; drainage will not be affected by this use change. Additionally, the special use for residential on the ground floor would not require any additional utility or parking facilities.

8. *The proposed building, other structures and use comply with any and all regulations, conditions or requirements of the city applicable to such building, structure or use.*

The site currently complies with all applicable city regulations except for the parking requirement. As stated previously, however, the parking requirement for a residential conversion of an existing non-residential use may not be applicable should the City Council approve the proposed text amendment to Section 11-11A-4.A.2(a).

9. *That the exterior architectural appeal and function of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district to cause a substantial depreciation in property values in the neighborhood.*

There are no proposed changes to the building.

## **RECOMMENDATION**

Staff will provide a recommendation at the conclusion of the public hearing.

## **REVIEW/APPROVAL PROCESS: NEXT STEPS\***

1. October 6, 2025 – City Council consideration of request

*\*This timeline is provided for informational purposes only; exact dates are subject to change.*

## **ATTACHMENTS**

Project Narrative – Text Amendment & Special Use  
Site Plan

## **Zoning Ordinance Text Amendment and Special Use Permit – 122 Hamilton Street**

### **Honorable Members of the Zoning Board and City Council,**

We respectfully submit this request for a zoning ordinance text amendment and accompanying special use permit for the property located at 122 Hamilton Street. The intent of this request is to bring the property into alignment with the surrounding area's mixed-use character, allowing for both practical utilization and a modest return on investment, while supporting the broader development goals of the City of Geneva.

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### **Background**

The structure at 122 Hamilton Street was originally relocated to its current site and expanded as a single-family residence. It is a compact Cape Cod-style home with three bedrooms and one-and-a-half bathrooms. Due to its small footprint and design, it is not well suited for many of the uses currently permitted under the existing D-CM zoning designation.

At some point, the property was zoned D-CM, likely in response to the presence of larger commercial and institutional properties on the block. Since that change, the building has been used by a number of small businesses, including a beauty salon, resale shop, real estate office, and most recently a vintage retail store. These uses were undertaken with the hope that Hamilton Street would see renewed commercial activity as an extension of nearby Third Street. While that revitalization has not materialized, the signage at Second & Hamilton Street still reflect those aspirations.

Prior to our purchase of the property in December 2022, the then owners consistently had both trouble finding and keeping office tenants as well as finding a buyer for the building. It is our belief that this will continue to be a problem given the current market trends and experience.

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### **Practical Considerations**

Under current zoning, only the second floor may be used for residential purposes. However, the upper level presents several limitations: it has sloped ceilings, low clearance, and lacks the space and configuration to support essential residential functions like a kitchen. Moreover, the requirement for a separate entrance further restricts feasible residential use.

By contrast, the properties directly across the street successfully support mixed-use configurations, including residential dwellings, a dental office, and a social worker's office. These properties reflect a compatible and sustainable pattern of development.

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### **Request and Justification**

Proposed Zoning Text Amendment: Amend Section 11-4A-4 (Table of Permitted and Special Uses) to allow for Dwelling Units on the Ground Floor as a Special Use in the D-CM District.

We are requesting this zoning ordinance text amendment along with a special use permit to allow for residential use on the ground floor. Both components are necessary due to the building's compact size and existing layout.

This amendment would:

- Bring the property into conformity with the zoning designations directly across the street;
- Support a practical and sustainable use of the building;
- Allow for a small-scale residential use that fits the existing structure and enhances neighborhood vitality;
- Improve the potential for reasonable economic return on a uniquely constrained property;
- Promote alignment with the City's goals of mixed-use, walkable neighborhoods.

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### **Proposed Use**

At time we purchased the subject property in December 2022, the then owners were already having difficulty finding/keeping office tenants and/or potential buyers. A lot of more formal office space was available in the area and is today as well. This request is prompted by the current market conditions, which have resulted in a near-zero demand for ground-floor office space in Geneva's downtown area as well as the size and layout of the subject property which are not conducive for the other allowed uses currently permitted under the existing zoning designation.

The initial intended use under this request would be as a short-term rental (Airbnb), with potential for longer-term residential occupancy in the future. The property offers walkable access to downtown Geneva, the Fox Riverwalk, local parks, and other amenities, making it an ideal location for residential use that enhances neighborhood vibrancy without altering its character.

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### **Standards for Special Uses**

In accordance with the City of Geneva's Zoning Ordinance, the following statements demonstrate compliance with the nine standards required for a Special Use:

#### **1. Consistency with the Comprehensive Plan**

The proposed residential use on the ground floor supports the Comprehensive Plan's goals of adaptive reuse, increasing housing opportunities, and enhancing downtown vibrancy. This proposal contributes to the development of mixed-use neighborhoods and reinforces walkability and local connectivity.

#### **2. No Diminishment of Adjacent Property Values**

Allowing a residential use in this building will not diminish nearby property values. The surrounding area includes successful mixed-use properties, and activation of this space as a residence (rather

than vacant or underutilized commercial) supports the economic stability and visual continuity of the block.

### **3. Minimal Traffic and Parking Impact**

Residential use typically generates less traffic than office or commercial uses. With the nearby parking available and only one dwelling proposed, there will be no substantial increase in traffic congestion or on-street parking demand.

### **4. Safe Ingress and Egress**

The area street parking and nearby public lots provide safe and adequate access. No changes are needed to support the proposed use.

### **5. Compatibility with Neighborhood Character**

The proposed use maintains the building's residential appearance and supports the area's existing mixed character. Residential occupancy will complement existing uses on Hamilton Street and reinforce a sense of neighborhood continuity.

### **6. No Adverse Impact on Adjacent Development**

The proposed use will not hinder the development or use of adjacent properties. It fits the scale, intensity, and form of nearby uses, ensuring compatibility without disruption.

### **7. Adequate Utilities and Infrastructure**

All necessary utilities and services are already in place, and no upgrades or extensions are required. The proposed residential use will not create any additional burden on public infrastructure.

### **8. Compliance with City Regulations**

Any interior modifications required for residential occupancy will comply fully with building codes, zoning ordinances, and inspection requirements.

### **9. Architectural Compatibility**

No exterior modifications are proposed. The building's Cape Cod-style design remains intact, preserving the visual appeal and architectural harmony of the surrounding neighborhood.

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We appreciate your thoughtful consideration of this request and welcome any questions or feedback you may have. We believe this amendment and special use permit will support both the integrity of the neighborhood and the broader goals of the City of Geneva's comprehensive planning efforts.

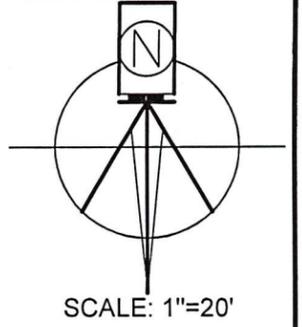
Respectfully submitted,

Dawn Muir

August 29, 2025

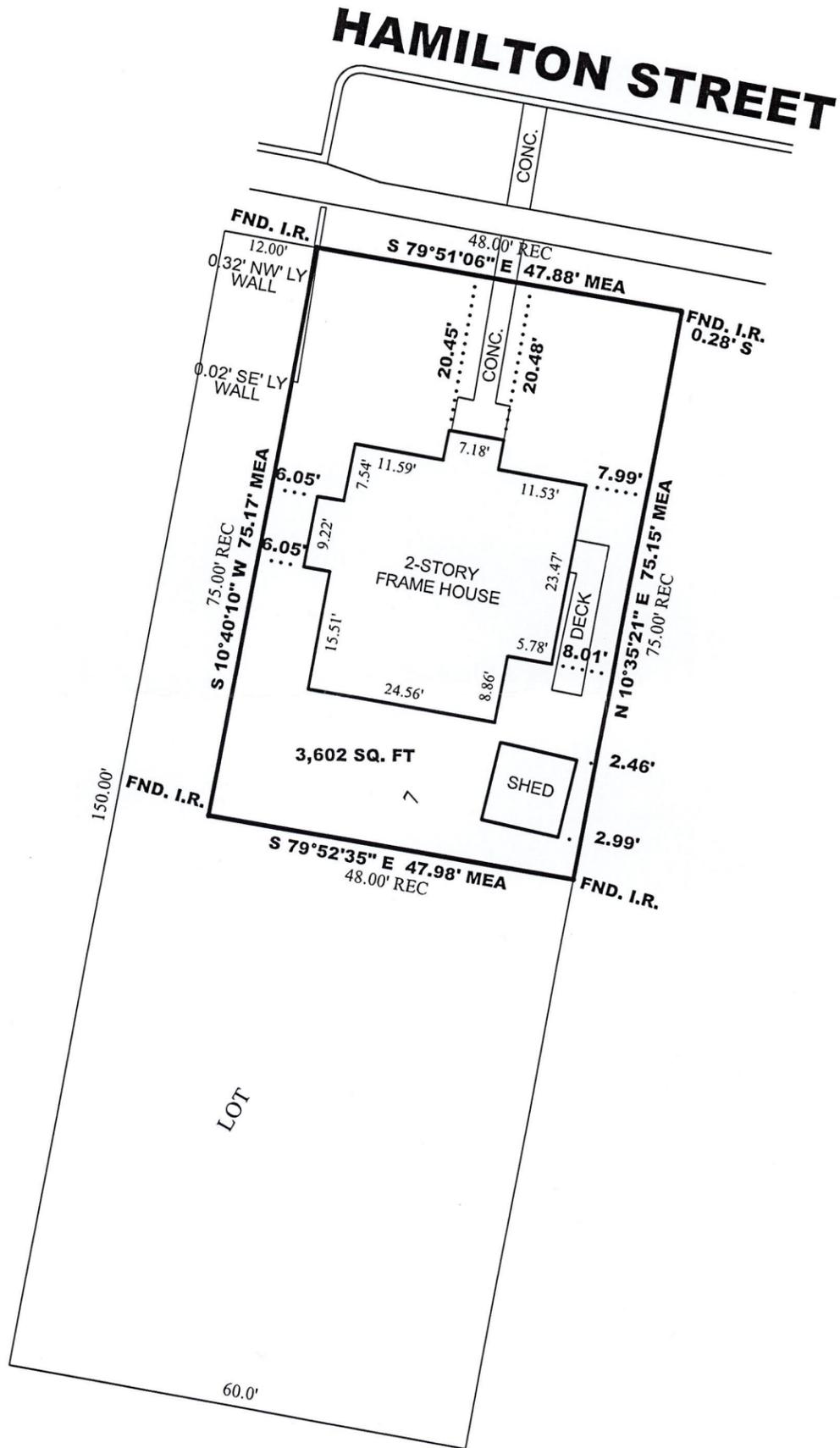
# PLAT OF SURVEY D.F.L.S.

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GENEVA, ILLINOIS 60134  
PHONE: 630-232-7705 FAX: 630-232-7725  
E-MAIL: DFLS @SBCGLOBAL.NET



THE EASTERLY 48 FEET OF THE NORTHERLY 75 FEET OF LOT 7 IN BLOCK 38 OF THE ORIGINAL TOWN OF GENEVA, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 122 HAMILTON STREET, GENEVA, ILLINOIS



REVISED 1-21-2025: AREA

### LEGEND

FND.I.R.	= FOUND IRON ROD		ASPHALT
FND.I.P.	= FOUND IRON PIPE		CONCRETE
—x—	FENCE		BUILDING
.....	BLDG. TIE		
---	BLDG. LINE		
---	EASEMENT		

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 1022-73



License expiration date 11-30-2026

FIELD WORK COMPLETED: 10-31-2022

PREPARED FOR BILL MUIR

STATE OF ILLINOIS S.S.

COUNTY OF KANE  
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 1-21 A.D. 2025

ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-003908

# PLANNING & ZONING COMMISSION

September 25, 2025

AGENDA ITEM 6.A – Solar Field Concept Review

APPLICANT

Forrest Howk, OneEnergy Renewables

LOCATION

1203 E Fabyan Parkway

REQUESTS

Concept review for a proposed solar field. The proposal would require a Zoning Ordinance Text Amendment to allow Solar Fields as a Special Use in the I1 Light Industrial District, and a Special Use Permit for the proposed solar field.

STAFF LIASION

Matt Buesing  
City Planner

Phone: (630) 845-9654

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

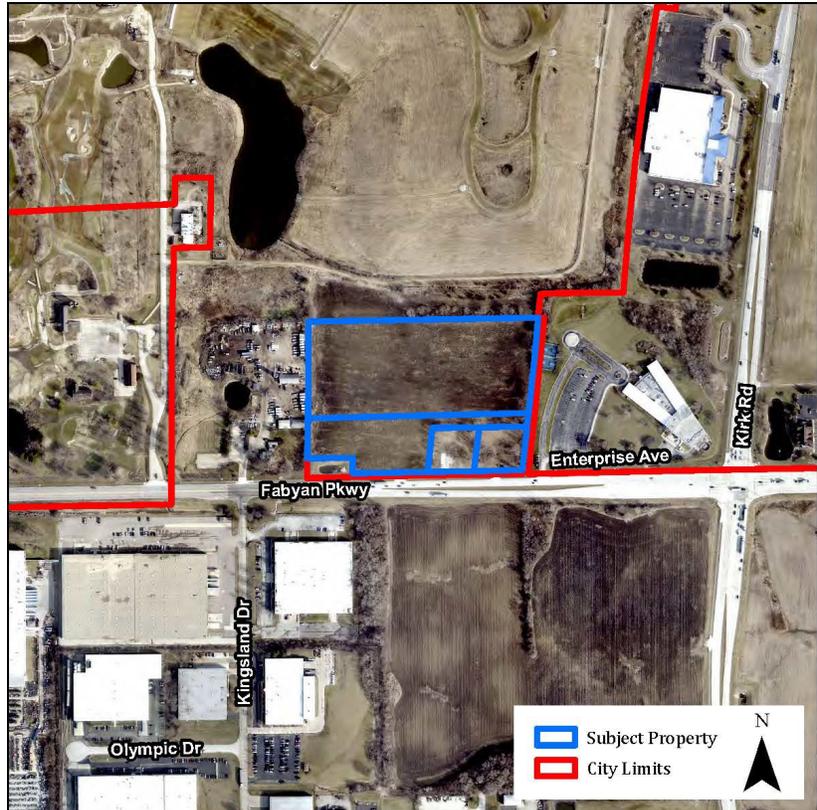


Figure 1. Location Map. Prepared by Geneva Planning Division, September 2025.

## BACKGROUND

As shown in Figure 1, the subject property is located west of the northwest corner of the Kirk Road and Fabyan Parkway intersection. The site is approximately 13 acres and is undeveloped. In 2024, the subject property was annexed to the city, the comprehensive plan land use designation was modified to industrial, and the site was rezoned to the I1 Light Industrial district. The property also received site plan approval for a 156,000 sq. ft. speculative industrial building, which was reapproved in 2025 and expires in February 2026. The city has not yet received any final development plans for the proposed building.

The applicant, OneEnergy Renewables, identified the vacant site as a potential candidate for a solar farm, and is requesting conceptual review of said use. As identified on the conceptual site plan, majority of the property would be occupied by parallel rows of solar photovoltaic panels (6,576 units are shown on the plans) which would connect to ComEd’s electric lines on the south side of Fabyan. The



panels would be mounted at a fixed tilt facing due south. Native landscaping would be planted between rows of panels, and the applicant has also proposed a screening barrier of evergreen trees along the southern property line abutting the Fabyan Parkway right-of-way. The site would be remotely monitored; therefore, onsite parking would be kept to a minimum. If acceptable to the city, the applicant has proposed a Battery Energy Storage System, which would allow for the storage of electrical energy to be used at a later time.

## REQUESTS

The applicants are seeking conceptual review of the proposed solar farm. If the applicant chooses to proceed with the request, the submittal will require:

- A Zoning Ordinance Text Amendment to Section 11-7B-3 (Special Uses) to allow for Solar Farms as a special use in the I1 Light Industrial district; and,
- Special Use Permit approval for a proposed solar farm.

## PROPERTY INFORMATION

The subject property is located in the I1 Light Industrial district and is identified by the City’s Comprehensive Plan for industrial uses. Please see Table 1 below and Figures 2 and 3 on the following pages for surrounding property information including existing zoning, existing land uses, and future land use designations.

LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN
<b>Subject Property</b>	I1 Light Industrial	Vacant	Industrial
<b>North</b>	Unincorporated Kane County; Forest Preserve & F Farming District	Cross County Course	Parks/Recreation
<b>South</b>	Batavia; GI General Industrial & LI Light Industrial	Industrial Warehouse	N/A – City of Batavia
<b>East</b>	OR Office Research	Office	Commercial: Retail, Service, and Office
<b>West</b>	Unincorporated Kane County; F Farming District	Landscaping/Storage Yard	Commercial: Retail, Service, and Office

**Table 1.** Surrounding Property Information. *Prepared by Geneva Planning Division, September 2025.*

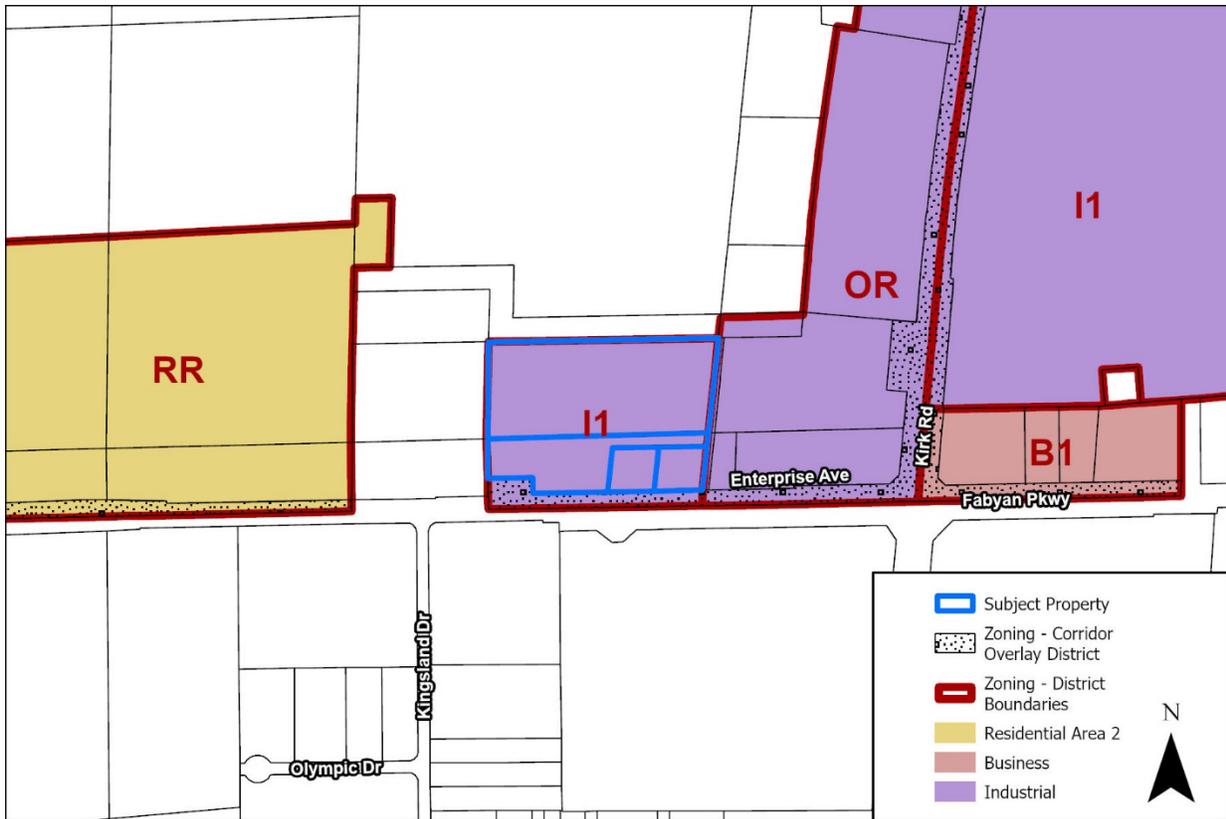


Figure 2. Zoning Map of Subject Properties and Surrounding Area. Prepared by Geneva Planning Division, September 2025.

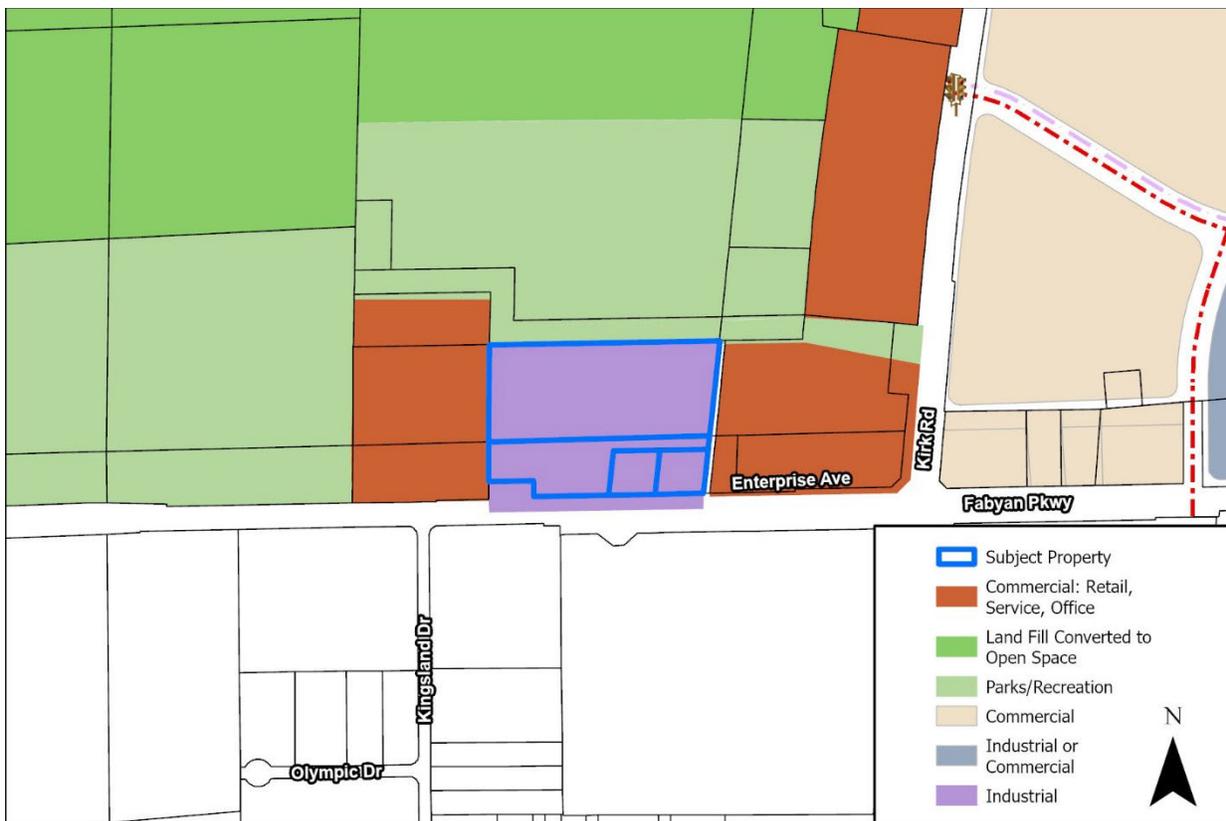


Figure 3. Future Land Use Designation of Subject Properties and Surrounding Area, based on the 2003 Comprehensive Plan and 2012 Downtown Station-Area Master Plan. Prepared by the Geneva Planning Division, September 2025.

## REVIEW COMMENTS

### General Comments

As previously noted, the subject property received site plan approval for a speculative industrial building in 2024. Plans for this development have not yet moved forward. The applicants have been in contact with the property owner, and, if approved, would enter into a 30-year lease for the property to install, operate, and maintain the solar panels.

The proposed solar farm would operate under the Illinois Power Agency's (IPA) "Illinois Shines" program. The City's Public Works Department and Electric Division have reviewed the proposed concept and noted that the City of Geneva provides its own electric utility and does not buy any power from the IPA. Therefore, the city does not participate in the Illinois Shines program and is thus not eligible to receive any of the power generated from the proposed operation. Similarly, the cities of Batavia and St. Charles would also not be able to directly benefit from the power generated onsite.

The Public Works Department also noted that the City has extended utilities and power to the site to service a future industrial use. Since the proposed use would not be connected to the city's electric utility, it would not generate any utility sales.

From a sustainability perspective, the proposed use would impact and increase sustainable energy production for the Chicagoland region. As a member of the Greenest Region Compact, Geneva strives to promote sustainable practices. While the direct impact on the city may be nominal as residents and business cannot take advantage of any power generated onsite, the overall regional benefit is something to take into consideration.

### Comprehensive Plan & Zoning

As part of the 2024 site approvals, the Comprehensive Plan's land use designation for the subject property was amended from Commercial to Industrial. Upon annexation, the site was also rezoned to the I1 Light Industrial district. The property is surrounded by a variety of uses including an office building to the east and an industrial development to the south. The applicant noted that one of the draws to this site is that it is not located near a residential development.

Per the Kane County Division of Transportation, the site is only allowed one, right-in-right-out access on Fabyan Parkway. As a remotely monitored facility, the single access may suit the proposed solar farm well as there would be little to no traffic generated by the use. Furthermore, staff does not believe that significant parking requirements would apply to this use due to the minimal day-to-day traffic generated by the site.

In terms of landscaping, the applicant has conceptually proposed a row of evergreen trees along the southern property line to provide a screening barrier from the Fabyan Parkway right-of-way. Staff would also recommend additional perimeter yard trees located along the north, east, and west property lines to comply with city landscaping requirements and to provide screening from adjacent properties. Should the adjacent properties to the east or west ever be redeveloped, staff thinks it prudent to provide significant screening at this stage to not hinder any future development.

Questions for Consideration

1. Is a solar farm use something that the Planning & Zoning Commission would be supportive of as either a permitted or special use in the I1 Light Industrial District?
2. Is the proposed use appropriate for the subject property?
3. Are there any special conditions that should be imposed upon the proposed use (i.e. landscaping, parking, setbacks)?
4. What, if any, concerns does the Commission have in terms of the impact the proposed use may have on surrounding properties and the city as a whole?

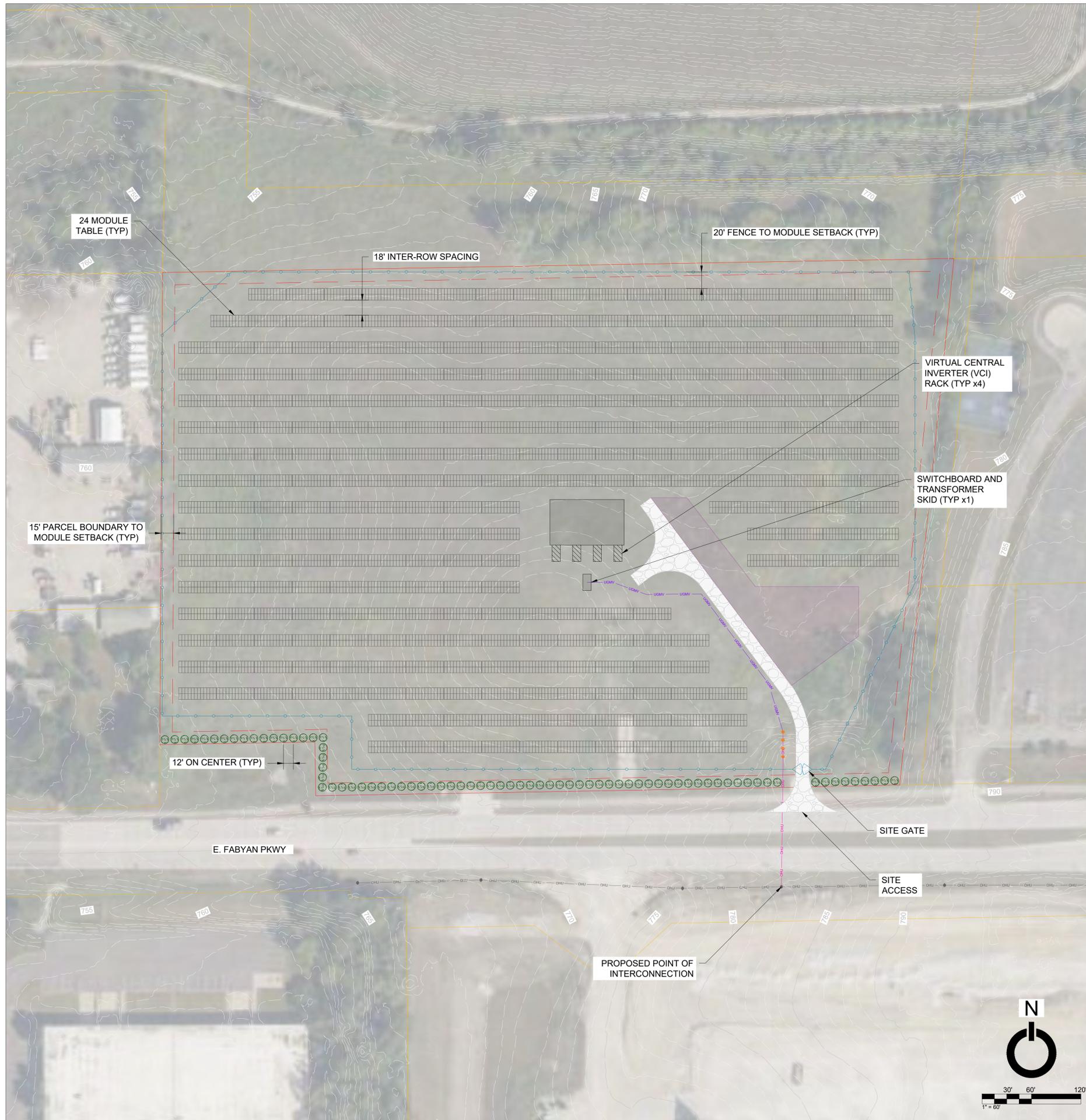
**ATTACHMENTS**

Conceptual Site Plan

# CLARENCE SOLAR

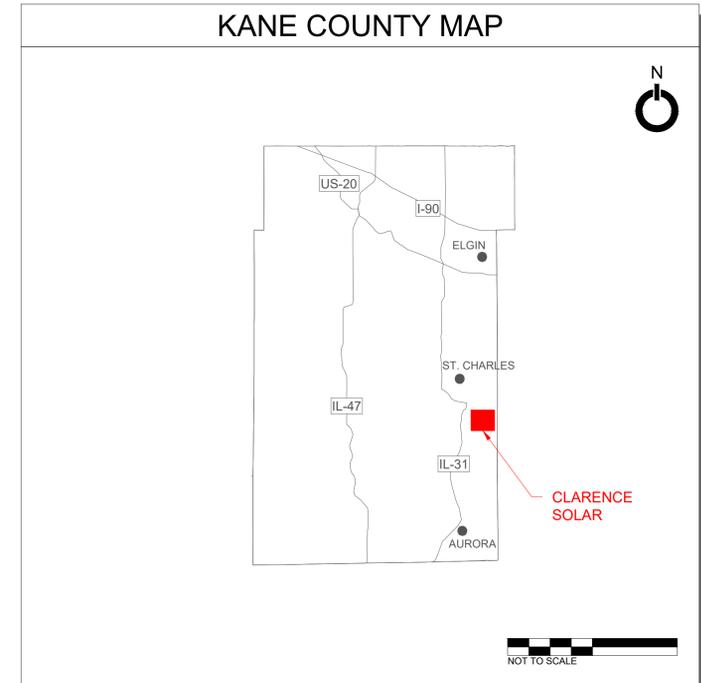
KANE COUNTY, ILLINOIS

SOLAR PV PROJECT  
3.978 MWDC / 1.992 MWAC



### LEGEND

- PARCEL BOUNDARY
- - - ZONING SETBACK
- NEIGHBORING PARCEL
- PERIMETER FENCE (P)
- ▨ GRAVEL ACCESS ROAD
- ▭ LAYDOWN AREA
- ▭ BESS YARD
- UGMV UG MV (P)
- OHU OH ELECTRICAL (E)
- OHU OH ELECTRICAL (P)
- UTILITY POLE (E)
- UTILITY POLE (P)
- ⊙ EVERGREEN TREE (P)



### PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 1.992 MWAC SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN FIXED TILT TABLES, WHICH ARE ARRANGED FACING DUE SOUTH.

<b>SITE DETAILS:</b>		<b>DESIGN SUMMARY:</b>	
PARCEL ID	1211400024	MODULE POWER:	605 W
OWNER:	JEFF PROVENZA	MODULE COUNT:	6576
ACREAGE:	13.27	ARRAY DC VOLTAGE:	1500 V
EXISTING ZONE:	I1 LIGHT INDUSTRIAL	INVERTER SIZE:	166 kVA
		INVERTER COUNT:	12
<b>LAND USE SUMMARY:</b>		DC SIZE:	3.978 MWDC
TOTAL PARCEL AREA (ACRES):	13.27	AC SIZE:	1.992 MWAC
TOTAL LEASED AREA (ACRES):	13.27	DC/AC RATIO:	1.997
TOTAL FENCED AREA (ACRES):	11.89	TABLE TILT ANGLE:	20 DEGREES
GRAVEL ACCESS ROAD (ACRES):	0.22	ASCE 7-16 GSL:	25 PSF
LAYDOWN AREA (ACRES):	0.40	ASCE 7-16 WIND SPEED:	100 MPH

**ADDITIONAL NOTES:**

- BASEMAP DEVELOPED FROM GIS DATA
- PARCEL DATA TAKEN FROM GIS DATA
- NWI & FEMA FLOOD HAZARD ZONE FROM GIS DATA

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WRITTEN DIMENSIONS ON THIS PLAN SHALL SUPERCEDE SCALED DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS. THIS DRAWING, DESIGN, CONCEPT AND ARRANGEMENT REMAIN THE PROPERTY OF ONEENERGY RENEWABLES AND SHALL NOT BE COPIED, DISCLOSED OR REPRODUCED WITHOUT CONSENT.

REVISION LOG					
REV	DESCRIPTION	DATE	BY	CK'D	SME
A	5% CONCEPTUAL LAYOUT	08.25.2025	WN	AB	
B	5% CONCEPTUAL LAYOUT - BESS UPDATE	09.08.2025	WN	AB	

## PRELIMINARY

NOT FOR CONSTRUCTION

**CLARENCE SOLAR**  
**ONEENERGY DEVELOPMENT, LLC**

41.869977° -88.284238°  
KANE COUNTY, ILLINOIS

SHEET TITLE:  
**DEVELOPMENT PLAN**

SHEET NO:  
**D-101**