



City Council Meeting – Jan. 5, 2026 Council Questions & City Staff Responses

Before each City Council meeting, questions that have been posed by the City Council relating to the agenda for that evening will be posted to the City's website. Below are the responses to this week's questions.

Agenda Item 8. Municipal Bills for Payment

Q. There are payments for crossing guards. Where are we with the new contract?

A. The new contract is in the review process. The City Council will be updated when it is in place.

Q. Payable Account No. 6081 - there is a \$81,449 payment to JRA Holdings LLC for the American Rescue Plan Act (ARPA) grant request. Could you provide some background on this payment?

A. This is the second and final payment of a grant awarded to the owner of 306-318 W. State St. for tuckpointing, façade repairs and fire alarm. These grants were approved in December 2024 and funded with ARPA funds. The former owner of the property, Chuck Sansone, assigned the rights to JRA Holdings, the current owner.

Agenda Item 10. Presentation of Ordinances, Resolutions, Other Items

a. Consider Ordinance No. 2026-01 Amending Title 11 (Zoning Ordinance) of the Geneva City Code, Section 11-2-2 (Definitions of Words and Terms) and Section 11-3-15 (Solar Energy Systems)

Q: Why doesn't the proposed solar language contemplate panels that serve a dual purpose as parking coverage?

A: With the revisions outlined in the answer below regarding accessory buildings and structures, panels that serve a dual purpose, such as parking coverage, would be permissible.

Q: What is the reasoning for only permitting panels on the primary structure? What about detached garages where people may want solar panels for charging vehicles, etc.?

A: The intent was not to exclude accessory buildings or structures but to only allow roof-mounted systems on principal buildings. City staff recommends amending this language to provide more clarity and to expressly include accessory buildings and structures. The first sentence in sections C (1), C (2), and C (3) could be changed as follows. ~~Solar energy systems are only permitted on the principal building if roof-mounted.~~ Roof-mounted solar energy systems may be permitted on principal buildings as well as accessory buildings and structures.

Q: Have there been any concerns raised as part of public comment on this proposed ordinance? It's intuitively reasonable, but I can envision both residents and developers being concerned.

A: There was only one comment received in writing, but nobody spoke at the meeting. The comment is posted on the [project web page](#).

c. Recommend Resolution No. 2026-02 Supporting City of Geneva Commitment to Fund Phase II Design for the South Street and South Seventh Street Roadway Improvement Project Contingent Upon KKCOM Active Program Reclassification.

Q. To confirm, this evening we are being asked to support an application to shift to "Active Mode." What does this entail, commit the City to?

A. It completes a requirement for a request for funding with a higher participation level by KKCOM. If awarded, the City will be required to fund the Phase II Design in fiscal year 2027. In either funding scenario, (Direct Program or Contingency Funding) the City was already obligated to fund the engineering costs.

Q. Will we then be covering \$272,000 for the Phase II plans?

A. If awarded, the City would be obligated to fund the Phase II Engineering in fiscal year 2027, which would require a budget amendment to be approved by the City Council.

Q. The actual construction costs (\$2.5m) will be covered by KKCOM?

A. If awarded, up to \$2.5 million in construction-related funding would be eligible for the overall project, which is estimated to cost \$3.85 million.

Q. The original Phase I was completed in 2016?

A. As outlined in the executive summary, the 2016 Phase I was ended when the Local Agency Functional Overlay (LAFO) funding was rescinded. It was not finished as no funding assistance was available for the project.

Q. Has the scope of the project changed over the past 10 years?

A. Yes, the original scope of the project was a LAFO (Local Agency Functional Overlay), the term IDOT was using at the time for a resurfacing. This project includes roadway width widening to allow for dedicated bike lanes, ADA updating to current standards, pedestrian improvements and potential drainage improvements (if required by the Phase I study determinations), and the roadway itself.

Q. What are the main components of the Phase I plan?

A. IDOT has a three-phase project development process. A Phase I Study consists of a preliminary engineering and environmental study, which provides the support for the determination of a preferred option. During this phase, proposed geometry, environmental concerns, and proposed right-of-way are identified. Subsequently, Phase II is the phase when contract plans and the land acquisition are completed, followed by Phase III, construction.

Q. What will WBK Engineering be constructing?

A. At this time, no construction is included. Only the Phase I Design was approved by the City Council on April 28, 2025, via Resolution 2025-116.