



Department of Community Development

Planning Division - Historic Preservation

22 South First Street – Geneva, Illinois 60134

630.938.4541

October 25, 2022

David A. Patzelt, Representative
Shodeen Family Foundation
77 North First Street
Geneva, Illinois 60134

RE: Proposed Demolition of a Historic Landmark
4 East State Street
Geneva, Illinois
HPC Case 2022-079

Dear Dave:

On behalf of the City of Geneva Historic Preservation Commission, I have reviewed your Application for the Demolition of a Historic Landmark, located at 4 East State Street, Geneva. The property was designated a Historic Landmark, by ordinance, adopted by the City Council on May 7, 2018; the boundaries of the designated property were reduced, by ordinance, adopted by City Council on May 2, 2022.

Per the requirements set forth in the Geneva City Code (10-6-10), the following errors, omissions, and deficiencies must be corrected for the application to be deemed complete:

Historic Landmark Demolition – Part Two, Section 1. Property Identification. The legal description should properly identify that portion of the property currently designated as a Historic Landmark.

Historic Landmark Demolition – Part Two, Section 3. Significant Dates. Please amend to reflect the dates that have been identified in prior research documents and the 2018 and 2022 designation documents.

Historic Landmark Demolition – Part Two, Section 4. Property Recognition. Please amend to reflect the historic significance classification identified in the 2018 and 2022 designation Findings of Fact and Ordinance.

Historic Landmark Demolition – Part Two, Section 5. Property Description – Primary Building Function. Please amend to reflect the historic building function as identified in prior research documents and the 2018 and 2022 designation documents.

Historic Landmark Demolition – Part Two, Section 5. Property Description – Architectural Style. Please amend to reflect the architectural style as identified in prior research documents and the 2018 and 2022 designation documents.

Historic Landmark Demolition – Part Two, Section 5. Property Description – Roof Features. Please amend to reflect the roof material.

Additionally, I am providing the following responses to the 4 inquiries included in your email of October 6, 2022, which followed our Pre-Application Meeting held at City Hall earlier that day:

1. The section of the ordinance and paragraph number that states *“that a complete pro forma statement would include alternate findings based on utilizing all available funding sources.”*

RESPONSE: Additional information that will assist staff and the Historic Preservation Commission in its evaluation of your request are set forth in the Geneva City Code 10-6-10 (A.2.o): “Other reasonable information required by city ordinance or that may be required by city staff.” Typically, *pro forma* statements associated with the rehabilitation of a historic property include the costs and available funding applicable to the adaptive use of the property. Staff believes that this request for additional information is reasonable.

2. The section of the ordinance and paragraph that REQUIRES a property owner to comply with the Geneva Fox River Redevelopment plan goals.

RESPONSE: Per Geneva City Code 10-6-10 (A.2.o): “Other reasonable information required by city ordinance or that may be required by city staff. Municipal planning documents that have been adopted by City Council are the guiding documents which staff follows in its review and recommendation of development projects. Staff believes that this request for additional information is reasonable.

3. The City controls the TIF. Does the City have \$2.0 million to contribute in TIF funds at the time of construction, NOT on a pay as the property generates the increment?

RESPONSE: City staff reviews and City Council determines TIF funding, based on submitted requests of applicants. Please contact Cathleen Tymoszenko, Economic Development Director, for information about TIF funds and eligibility requirements if you choose to pursue a TIF funding request.

4. Have the City’s TIF consultant identify all items within the detailed Construction Budget that are TIF Eligible costs

RESPONSE: The award of TIF fund contributions to eligible projects is based on submitted requests of applicants. Please contact Cathleen Tymoszenko, Economic Development Director, for information about TIF funds and eligibility requirements. Once TIF-eligible costs for a specific project have been identified and evaluated, the request will be forwarded to City Council for consideration. All TIF-eligible contributions

should, then, be incorporated into the *pro forma* statement associated with your demolition request, submitted for review by the Historic Preservation Commission.

5. Written correspondence that the City of Geneva Economic Development Department and City Council are willing to provide the necessary funding you have identified

RESPONSE: The award of TIF fund contributions to eligible projects is based on submitted requests of applicants. Please contact Cathleen Tymoszenko, Economic Development Director, for information about TIF funds and eligibility requirements. Once TIF-eligible costs for a specific project have been identified and evaluated, the request will be forwarded to City Council for consideration.

The Geneva Historic Preservation Ordinance – Demolition of Designated Properties specifically identifies that “**Demolition shall be considered only when all other redevelopment options for a building, structure, object, improvement, or site have been exhausted.**” Therefore, staff believes that a request for the demolition of any structure, building, object, improvement, or site that has been deemed to be historically significant and, subsequently, has been designated as a Historic Landmark should be carefully and fully evaluated. Given the public interest and knowledge of proposed development concepts for the property addressed as 4 East State Street, staff believes that a sincere investigation that explores all reasonable re-purposing and redevelopment alternatives, *in situ*, should be incorporated into a submittal of a demolition request. Furthermore, the unique character and size of the development site affords numerous opportunities for incorporation of the Historic Landmark into a number of creative concepts for the property aside from the solitary, “stand alone” project that has been presented for evaluation.

Finally, please provide an applicant’s statement that identifies the cost of relocating the structure, as a single entity as well as relocation by means of dis-assembly and accurate reconstruction of the structure at another location. Also, provide a list of potential sites to which the historic structure could be relocated. If—based on identified alternatives to the historic site—the relocation of the historic structure is deemed, in your opinion, to be cost-prohibitive, please provide a statement to that effect.

Please provide the requested corrections that will result in a complete application by the close of business on Thursday, December 8, 2022 per City of Geneva Ordinance (10-6-10 A.4).

Should you have additional questions regarding this request for reasonable and appropriate revisions to your submitted application, please contact me as necessary.

Sincerely,



Michael A. Lambert
Preservation Planner
City of Geneva
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