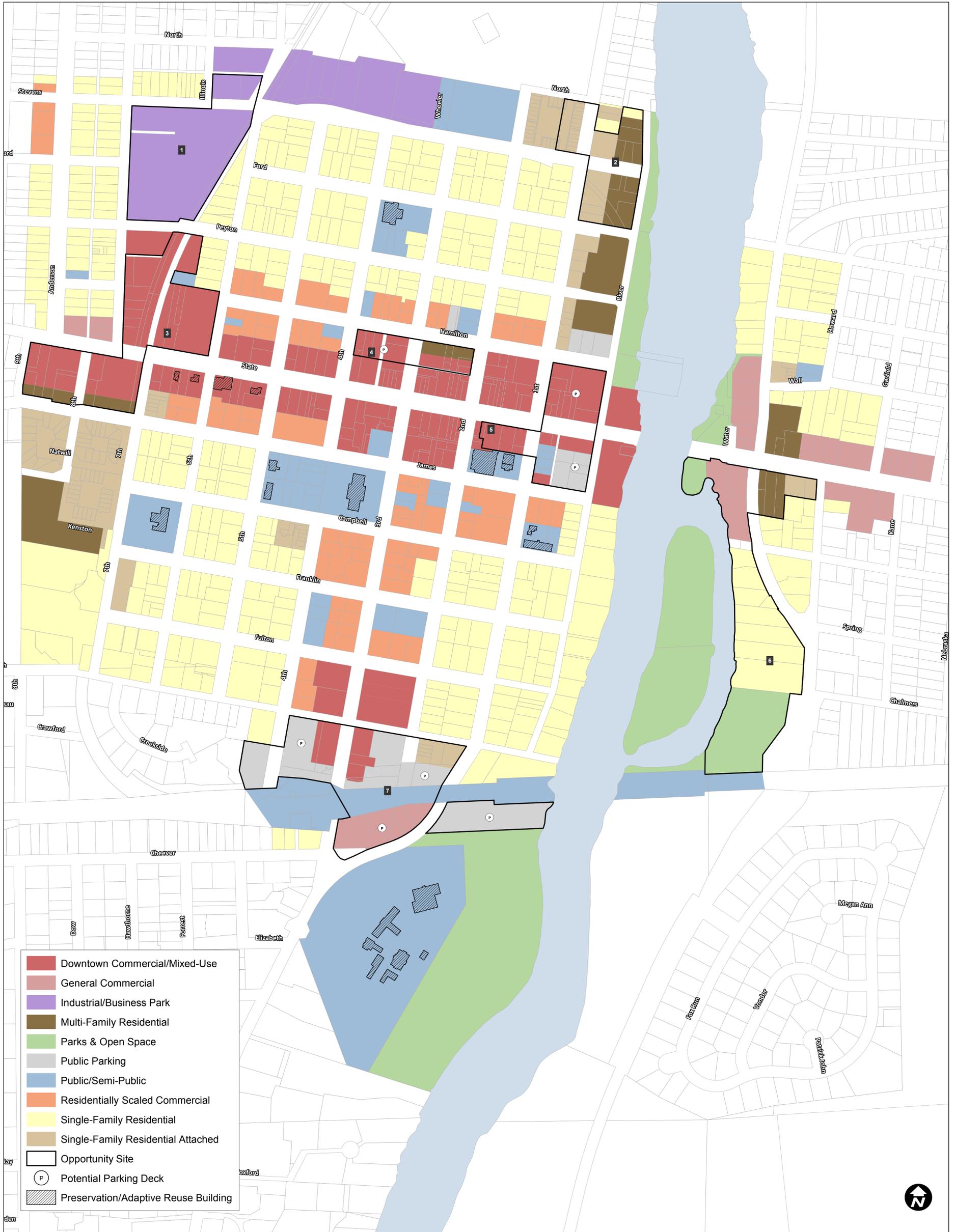


# DOWNTOWN STATION-AREA MASTER PLAN 2018 UPDATE



<span style="color: red;">■</span>	Downtown Commercial/Mixed-Use
<span style="color: pink;">■</span>	General Commercial
<span style="color: purple;">■</span>	Industrial/Business Park
<span style="color: brown;">■</span>	Multi-Family Residential
<span style="color: green;">■</span>	Parks & Open Space
<span style="color: grey;">■</span>	Public Parking
<span style="color: blue;">■</span>	Public/Semi-Public
<span style="color: orange;">■</span>	Residentially Scaled Commercial
<span style="color: yellow;">■</span>	Single-Family Residential
<span style="color: tan;">■</span>	Single-Family Residential Attached
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Opportunity Site
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">P</span>	Potential Parking Deck
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); display: inline-block; width: 10px; height: 10px;"></span>	Preservation/Adaptive Reuse Building

**LAND USE CLASSIFICATION SYSTEM**  
A land use classification system has been developed and mapped to help organize future land use areas within Geneva. Each area is described in terms of desired future function, and may not necessarily translate to existing zoning ordinance districts. The City should remain flexible in reviewing development proposals, favoring those that meet the intent of Downtown Station-Area Master Plan and aspirations of the community.

**SINGLE-FAMILY RESIDENTIAL**  
Areas should strive to preserve valued character of the Downtown periphery by encouraging maintenance, rehabilitation, or infill development of a consistent scale and character as the historic housing already in place.

**SINGLE-FAMILY RESIDENTIAL ATTACHED**  
Areas consist of row houses and townhomes within or adjacent to the single-family neighborhoods and provide a transition between single-family and more intense land use areas.

**MULTI-FAMILY RESIDENTIAL**  
Areas should permit the development of appropriate forms of townhomes or multi-family buildings in such a way that they enhance the character of the Downtown and create high-quality housing choices for residents of a variety of ages.

**GENERAL COMMERCIAL**  
Areas should appropriately balance vehicular and pedestrian access, provide for primary and secondary commercial uses, and reflect the character of the traditional context.

**DOWNTOWN COMMERCIAL MIXED-USE**  
Areas should strengthen the traditional character of Geneva's Downtown by reinforcing the street wall, maintaining a strong orientation towards the pedestrian, and using high-quality design and materials.

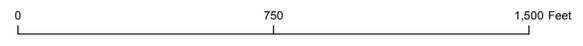
**RESIDENTIALLY SCALED COMMERCIAL**  
Areas should provide an appropriate transition between more intensive commercial or mixed-use areas and neighborhoods.

**LIGHT INDUSTRIAL/BUSINESS PARK**  
Areas should accommodate the on-going low-impact uses and maintain a good physical relationship with surrounding neighborhoods through sensitive building design, screening and buffers.

**PARKS & OPEN SPACE**  
Areas should serve as common places where people come to interact with one another and the unique natural setting through passive spaces, prominent view corridors, support facilities and structures, and public artwork and sculptures.

**PUBLIC/SEMI-PUBLIC**  
Areas should provide the broad array of services and facilities that enhance local quality of life and provide a unique identity to Geneva and Downtown.

**PRESERVATION/ADAPTIVE REUSE BUILDING**  
The uses on these sites may remain as they are or may change through adaptive reuse of the existing structures; however, the buildings should remain largely as they are. These sites were identified based on several factors. They may be designated as a landmark, a significant building of the historic district, a contributing building to the historic district, or they may possess some distinctive historic or architectural qualities desired by the community to remain.




City of Geneva, Illinois  
Planning Division  
June 2018

*Original base maps provided via  
intergovernmental agreement with  
Kane County GIS-Technologies*