



# Committee of the Whole Facilities Master Plan Implementation

November 3, 2025

# Background

## INTRODUCTION

FGM Architects Inc. (FGMA) assisted the City of Geneva with the preparation of a Facilities Master Plan for several of the City's facilities including City Hall, Police Station, Fire Station 1, Fire Station 2, and the Public Works Facility. The Facilities Master Plan also includes the recently purchased former Library building located directly west of City Hall. The City previously completed Facility Condition Assessments for the Geneva Generation Facility, Water Treatment Plant, and Wastewater Treatment Plant, and are included in the Master Plan by reference only.

The primary goals of the Facilities Master Plan are to address the following concerns:

- Being a historic community has its challenges, with some facilities and infrastructure dating back two centuries. The facilities included in this Master Plan range in age from 23 to 117 years old.
- The significant infrastructure challenges and dated facilities make it harder to provide the level of service the community expects.
- Safety, security, and accessibility are challenged by the existing conditions.
- Morale is negatively impacted within each department due to inefficient and/or substandard working conditions, making it difficult to attract and retain quality staff.

From Facilities Master Plan, available on the City of Geneva website:  
[www.geneva.il.us/1607/Facilities-Community-Engagement](http://www.geneva.il.us/1607/Facilities-Community-Engagement)

## Highlights (pg. 1):

- Historic Community
- Facilities included in plan range from 23-117 years old
- Facilities included:
- City Hall
- Police Station
- Fire Station 1
- Fire Station 2
- Public Works
- Former Library building

# Background

## SUMMARY

The Facilities Master Plan takes into consideration the City's current and anticipated future needs for space and the organizational use of such space necessary for the cost effective and efficient operation of City government. The FGMA Team utilized record documents provided by the City, including previously prepared reports, facility assessments, and programmatic needs data, and completed surveys, tours of the existing facilities, and interviews with key stakeholders.

Following a review of the data and development of preliminary concepts, FGMA collaborated with the City in a series of meetings to review priorities and concepts. FGMA worked closely with the City and key stakeholders to facilitate a process to gain consensus on a preferred master plan strategy or group of strategies, with the following approach:

- Provide creative and thoughtful solutions.
- Provide consistency across departments.
- Recognize the need to maintain services and operations throughout implementation of projects.

## Assessment and Recommendations

In developing an assessment and recommendations, the existing facilities were reviewed with respect to the following key considerations:

- **Program Requirements:** Each of the long-standing buildings do not provide fundamental programmatic requirements and do not meet the space and operational needs of those who work in them. City Hall, the Police Station, and Fire Station 2 are two to three times smaller than similar facilities providing similar services with an appropriate program.
- **Existing Conditions:** Despite the best efforts of the City over the years while utilizing available funding, each of the facilities need significant attention in terms of repairs, replacement, or enhanced maintenance plans.
- **Accessibility:** Complete accessibility for state and local governments is a higher level of standard than for other public buildings. Due to the age of the structures and locations within the City, most do not meet fundamental access requirements for public facilities. City Hall, as the most forward facing, is very deficient in this regard.

## Highlights (pg. 2-3)

- Program Requirements
- Existing Conditions
- Accessibility
- Security
- Equality
- Resiliency
- Sustainability
- Historic Character

- **Security:** The safety and security of both the community and City Staff is of the utmost importance. Physical security concerns at each of the facilities were a key consideration identified during the Master Planning process and significant enhancements are recommended.
- **Equality:** Gender diversity is trending upwards in public safety roles, including police and fire departments. Providing facilities that address gender equality is a primary goal for the new facilities and renovations recommended herein.
- **Resiliency:** Resiliency includes safety and wellness for occupants, for which the current facilities are lacking. Addressing the need for secure spaces during storms and tornados is important. Wellness rooms and similar spaces for City staff and first responders are becoming must-have spaces.
- **Sustainability:** The City has been good stewards in maintaining its buildings and implementing sustainable initiatives. Moving forward, projects should focus on enhancing a resilient approach to providing City services.
- **Historic:** One of the challenges is maintaining the historic character of Geneva while embracing progressive developments. While renovating the historic structures may have limitations and certain constraints, it also offers an opportunity to provide a roadmap for other developments in the City.

In summary, based on the analysis completed, there are significant considerations for the City in terms of accessibility, safety and security issues; lost productivity, low morale, and the ability to attract and retain staff due to poor working conditions; and perhaps most importantly, a hampered ability to render required, expected, and excellent City services.

# Timeline

- **July 21, 2025:**
  - The City Council approved the Facilities Master Plan
  - The priority project was identified as the police station.
- **August 18, 2025:**
  - The City Council approved an engagement with FGM Architects for Architectural and Engineering Services for the Police Station.
- **Wednesday, October 22, 2025:**
  - The City Council participated in a joint meeting with the Strategic Planning Advisory Committee (SPAC) where SG-III, Facilities Meets Community Needs was re-visited.
- **Monday, October 27, 2025:**
  - The City Council reviews and discusses options for implementation of the Facilities Master Plan. No action taken.

# Timeline

- **November 3, 2025:**
  - The City Council discusses the two different referendum question options.
- **November 17, 2025 (*tentative*):**
  - The City Council reviews and discusses the proposed language for the ballot question at the regularly scheduled Committee of the Whole Meeting.
- **December 1, 2025 (*tentative*):**
  - The City Council votes on the agreed upon language for the ballot question.
- **March 17, 2025:**
  - Primary election – community votes

# Fiscal Responsibility

For every \$100 in 2025 property taxes paid, the City of Geneva receives \$6.28.



City of Geneva ↑

For every \$100 in property tax paid, the School District receives \$70.99.

For every \$100 in property tax paid, the Park District receives \$5.82.

For every \$100 in property tax paid, the Community College District receives \$5.53.

For every \$100 in property tax paid, the Library receives \$5.16.

For every \$100 in property tax paid, Kane County receives \$3.77.

For every \$100 in property tax paid, the Forest Preserve receives \$1.57.

For every \$100 in property tax paid, the Township receives \$0.59.

For every \$100 in property tax paid, the Township Road District receives \$0.30.

# Fiscal Responsibility

## How Much Does A Homeowner Pay For City Services?

A homeowner who lives within the City of Geneva pays for City services through their annual property tax. The amount is based upon the current tax levy and the assessed valuation of the property. The assessed valuation is 33% of the market value of the property.

The table shows the monthly expenses for two property owners who own property at median home value and \$700,000. Both of these property owners will pay more monthly for television subscriptions than City Services.

Monthly Expenses for City Services		
Market Value of Home	\$415,800	\$700,000
Assessed Valuation	138,600	233,333
Current Tax Levy	0.51531	0.51531
Annual Tax Liability for City Services	714.22	1,202.39
<b>Total Monthly Expenses for City Services</b>	<b>\$ 59.52</b>	<b>\$ 100.20</b>
Television Subscription Difference (\$129/mo)	\$ 69.48	\$ 28.80

Source: Provider Websites as of Oct 2025.  
Services include AppleTV and Peacock bundle,  
Disney+ and Hulu bundle, Netflix, and YouTubeTV

# Options

- *Bond Referendum*
- Benefits
- Limitations
- Future projects

- *Home Rule Referendum*
- Benefits
- Limitations
- Future Projects

# Bond Referendum

- Benefits:
  - Creates a funding mechanism for a new police facility.
- Limitations:
  - The funding is limited to just the police facility.
- Future projects:
  - No funding mechanism for the remaining projects identified in the Facilities Master Plan or future projects.
  - Limits Geneva's ability to plan effectively without a funding source identified.

# Home Rule Referendum

- Benefits:
  - Creates a funding mechanism that is not solely dependent on Geneva homeowners.
  - Funds not restricted to one project.
  - Provides autonomy for Geneva to make decisions based on the best interest of the community instead of state law.
- Limitations:
  - No single-source of revenue for the police facility.
- Future projects:
  - Will allow Geneva to map out future projects identified in the Facilities Master Plan.
  - Creates additional options for the City as a whole.

# Sample Ballot Language

## Bond Referendum

Shall the City of Geneva, Kane County, Illinois, improve the City's public safety facilities and the sites thereof, including, but not limited to, constructing and equipping a new police station, and issue its general obligation bonds to the amount of \$XXXX for the purpose of paying the costs thereof?

- Yes
- No

## Home Rule Referendum

Shall the City of Geneva, Kane County, Illinois become a home rule unit?

- Yes
- No

# 3 Pillars of Success

- 1. City Leadership Active Participation and Support**
  - Elected Leaders & City Staff must be engaged and responsive
- 2. Election Turnout**
- 3. Community Education**
  - **Events:**
    - Town Halls
    - Tours of impacted facilities
    - Attending community functions
  - **Communication:**
    - Utilize the City's existing options
    - Expand current options in order to reach the entire community

# Closing Thoughts

