



CITY OF GENEVA
BUILDING DEPARTMENT
109 JAMES STREET
GENEVA, IL 60134
630/262.0280
pdf@geneva.il.us

For Office Use Only

PERMIT NUMBER

BIN NUMBER

APPLICATION FOR PERMIT

PROJECT ADDRESS 4 East State Street Geneva, IL 60134

APPLICANT [] Check here if applicant is property owner

Name David A Patzelt
Address 77 N. First Street Geneva IL 60134
Email dave@shodeen.com Phone 630-444-8252

PROPERTY OWNER

Name Mill Race Land Company, L.L.C.
Address 77 N. First Street Geneva IL 60134
Email dave@shodeen.com Phone 630-444-8252

CONTRACTOR

Name Shodeen Construction Company, L.L.C.
Address 77 N. First Street Geneva IL 60134
Email dave@shodeen.com Phone 630-444-8252
Roofing License Plumbing License

BUILDING TYPE

TYPE OF WORK - GENERAL

TYPE OF WORK - SPECIFIC (Check all that apply)

- Residential
Commercial
Other

- Change of Tenant
Remodel
New construction
Addition
Demolition
Other

- Driveway/Parking
Sidewalk
Basement/Attic
Kitchen/Bath
Replace Windows
Roof/Siding
Sign/Awning
Irrigation System
Fence
Patio
Shed
Deck
Electric
Plumbing
HVAC
Other

DESCRIPTION OF WORK

Demolition of existing structure on property.

Applications will not be accepted without supporting documentation, attach additional sheets and submit plans/drawings, plat of survey, etc. as needed to illustrate proposed work

HISTORIC PRESERVATION

ZONING

PROJECT COST

Is subject property located in the Historic District or a Historic Landmark? Historic Preservation Commission review is required for exterior improvements.
[] Yes [] No

What zoning district is the property located in?
Is the use permitted at this location? [] Yes [] No
Is a variance needed? [] Yes [] No

What is the estimated project cost?

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OR THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD; THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AND TO SCHEDULE ALL NECESSARY INSPECTIONS AS AN AGENT, AND THAT I AGREE TO CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES OF THE CITY OF GENEVA.

Mill Race Land Company, L.L.C. By: Tri-City Land Management Company, L.L.C.; It's Manager

Signature [Signature] Date 10/28/2025

FEES

ROUTING

For Office Use Only

Building Permit Fee
Fire Department Fee
Plumbing Fee
Public Works Fee
Tree Preservation Fee
Engineering
Fire
Electric
City Engineer
Historic Preservation
Tree Preservation Review
Planning/Zoning
First Inspection Services
TOTAL FEES

Exhibit 1-b.

rec'd 10.20.25
-Murett



HISTORIC PROPERTY DEMOLITION REQUEST

PART ONE - APPLICANT / OWNER INFORMATION

Community Development Department
22 South First Street
Geneva, Illinois 60134

Emily Stood, Preservation Planner
630-938-4541
estood@geneva.il.us

SUBMITTAL REQUIREMENTS

Prior to completing this form, consultation with the Preservation Planner is highly encouraged. The Preservation Planner is generally available during regular office hours: Monday to Friday, 8:00 a.m. – 5:00 p.m.

To be deemed "complete," a Historic Property Demolition Request submittal must include (in the format specified) sufficient photographs, drawings and other relevant information to adequately describe the subject property and existing conditions that may warrant consideration of demolition. The Applicant shall provide photographs of other similar properties within the corporate limits of the City of Geneva.

Please legibly print or type the required information on the form provided; submittals in any other format will not be accepted.

When a complete application for the demolition of a historic property is submitted, Staff will prepare a report containing preliminary findings regarding the stated historic, architectural and aesthetic significance of the subject property. The report will be forwarded to the Historic Preservation Commission (HPC) which will hold a public hearing / review at the next regularly-scheduled meeting of the Commission. **The Applicant must attend the public hearing and be prepared to answer questions regarding the demolition of the subject property.**

1. **APPLICANT INFORMATION** *Attach additional sheets if more than one person is making application.*

Name David A Patzelt Phone 630-444-8252

Address 77 N 1st Street, Geneva, IL 60134

Email dave@shodeen.com Fax _____

2. OWNER INFORMATION List all Owners of Record, use additional sheets if necessary. For a property that is held by multiple individuals or a trust, please provide the name and address of the property agent identified by the Kane County Recorder. In the case of ownership by a corporation or similar entity, please provide the name of the Chief Executive Officer (CEO) or President as the Owner.

Owner 1

Name Mill Race Land Company, L.L.C. Phone 630-444-8252

Address 77 N. First Street Geneva, IL 60134

Email dave@shodeen.com Fax _____

Owner 2

Name _____ Phone _____

Address _____

Email _____ Fax _____

Instrument of Ownership

Individual Joint tenancy Trust
 Corporation Other: _____

If the subject property is owned by a trust, corporation or other entity, please provide the following information:

Entity Name: Mill Race Land Company, L.L.C.

Title of Owner: Limited Liability Company Trustee, Agent, Guardian, President, CEO, etc.

Has the Applicant notified the Property Owner(s) that the subject property is being considered for demolition? (check all that apply)

Yes, in person Yes, by telephone Yes, in writing No



**CITY OF GENEVA
BUILDING DIVISION**
109 JAMES STREET
GENEVA, IL 60134
630/262.0280
www.geneva.il.us

Demolition Permit Information

Revised: 4/20/20

A building permit is required prior to any residential or commercial demolition. A demolition followed by new construction requires a separate demolition permit and cannot be included in the new construction application. This is designed so that in the event the lot is left vacant for any period of time, it is left in a condition so it does not drain onto abutting properties. The following are guidelines and comments for obtaining a building permit.

A **commercial** demolition permit may be applied for but will not be issued until the applicant has submitted a copy of the return receipt from the IEPA (see application attached) and provided the Building Division with letters of disconnection from each of the utilities that serve the structure (electric, gas, water, sewer, and phone).

A **residential** demolition permit may be applied for but will not be issued until the applicant has provided the Building Division with letters of disconnection from each of the utilities that serve the structure (electric, gas, water, sewer, and phone).

Application and Drawing Procedures:

- An Application for Permit is to be filled out and submitted to the Building Division.
- For general permit application questions for any property within the City of Geneva, please contact the Building Division at 630 262-0280 or pdf@geneva.il.us.
- For any property that is a designated Historic Landmark or located within the Geneva Historic District, approval is required by the Historic Preservation Commission (HPC) prior to obtaining a permit through the Building Division. Please contact Jackie Boling, Preservation Planner, at 630 938-4541 or jboling@geneva.il.us for more information.
- Mill Creek residents with building permit questions should contact the Kane County Building Division at 630 232-3485 or keriazakosEneas@co.kane.il.us because Mill Creek properties are not under the jurisdiction of the City of Geneva.
- The contractor's name, address, phone number and, if required, their license numbers are to be filled out when submitting the application.
- Two (2) copies of the most recent plat of survey (exact duplicate; please do not enlarge or reduce the surveys). The plat must include the following:
 - All existing structures, including the structure(s) to be demolished.
 - The location of all utilities (electric, gas, phone, sewer, water, etc).
 - Proposed grading post demolition.
 - Location of 6 foot chain link construction safety fence around entire property.
 - Rate of grass seed mixture applied post demolition.
 - Location of all trees on said property and abutting properties within the construction activity zone. (See Tree Preservation Review Application)
- A Tree Preservation Review Application is required if there is a 10 inch or larger tree on the property or any size tree on adjacent public or private property within approximately 50 feet of the construction project. Please see our Tree Preservation Review Application for more details.
- Allow 10 working days for the permit application to be reviewed and approved. A staff member will call you when your permit is ready to be picked up and paid for.

Fees:

- **Demolition permit fee:** \$300.00 plan review fee.
- **Tree Preservation fee:** \$100.00 (if applicable)
- **Re-inspection fee:** \$50.00 to be paid prior to re-inspection if an inspection has failed.
- We accept cash, check (made payable to the City of Geneva), MC, VISA, DISC, and AMEX.

General Comments:

- **The application packet and stamped City approved plans are to be on the job site at all times.**
- A minimum of 24-hour notice is required when scheduling any inspection.
- Compliance with the indicated codes, ordinances, and inspections required.
- Hours of Operation – Construction or demolition activity cannot occur, nor can construction or demolition personnel be on site before 7 a.m. or after 8 p.m. Monday thru Friday, or before 8 a.m. or after 8 p.m. Saturdays, Sundays and City recognized holidays.
- Fencing - Contractor will install and maintain tree protection, silt fencing and chain link security fencing as required by City ordinance. The fencing will remain in sound condition during the life of the project.
- Restrooms - Contractor/owner will install or cause to install portable restrooms for use by the trades conducting work on the subject property.
- Dumpsters - Contractor/owner will have a dumpster on site during construction activity. When dumpster is full, it will be removed and an empty dumpster will replace it. Project site will be kept free of construction debris at the end of each business day.
- Loud Music - Contractor/owner will monitor the amount of noise generated by the trades conducting business on the site and using amplified music. Noise levels will be kept to a minimum.
- Post Demo Conditions - Demolition permits are good for 10 days from issuance. If a permit for reconstruction of a home is not obtained within 10 days, the site must be backfilled to original grade and the lot seeded with a minimum of 75# of perennial ryegrass per acre.
- Parking - Parking for project will be done on site. For safety reasons, parking near or around a school bus stop will be restricted further.
- Mud, Stone, and Debris on Streets/Walks – Mud, stone or debris coming from the construction/demo site will be removed a minimum of twice daily employing mechanical sweeping methods. Existing public pedestrian access (city sidewalks) across the site shall be maintained in a safe condition at all times. Visibility triangle will be kept unobstructed.
- Material Storage - Storage of construction materials on streets or other public rights of way is prohibited. Any changes caused by this activity will be repaired by the contractor or owner at their expense.
- Public Notification - A sign bearing the above regulations and a 24 hour contact phone number shall be posted by the contractor/owner on the exterior of the chain link security fence. (See attached example.)
- Dust control shall be maintained during the entire process by means necessary.
- Permission must be received from the Building Division to remove any construction, silt, or tree fence.

Inspections – Clarification and Details:

The following is a list of inspections, which may be required for your project and the approximate amount of time it takes for each inspection.

✓ Tree preservation	1/4 hour
✓ Tree fence inspection	1/4 hour
✓ Site inspection	1/4 hour
✓ Backfill	1/4 hour
✓ Final inspection	1/4 hour

The following are general guidelines and details on the types of inspections that may be required for your project. For further clarification please call our office and speak with one of our building inspectors.

Tree Plan Review:

- ✓ This inspection consists of the review of the Tree Preservation Review Application and a site visit to ensure the proper tree protection is noted.

Tree fence:

- ✓ Confirm that the tree protection fence is in place according with the Tree Preservation Plan.

Site Inspection:

- ✓ Confirm that utilities have been disconnected and the site is ready for demolition. The silt fence, construction fence, and the construction sign are on site.

Backfill:

- ✓ Confirm backfill is completed per approved plans.

Final:

- ✓ Confirm that the demolition and lot restoration is completed per approved plans.

Building Codes:

The following are the Building Codes the City of Geneva has adopted.

- City of Geneva Municipal Code
- 2009 Int'l Building Code w/amendments
- 2015 Int'l Mechanical Code
- 2005 Nat'l Electrical Code
- 2014 State Plumbing Code
- 2015 Int'l Residential Code w/amendments
- 2009 Int'l Fire Code w/amendments
- 2018 Int'l Energy Conservation Code
- 2015 Int'l Swimming Pool and Spa Code (ISPSC) w/amendments
- 2015 Int'l Fuel and Gas Code w/amendments

Homeowner and Contractor Responsibilities:

- It is the responsibility of the homeowner/contractor to schedule with the Building Division the required inspections.
- The required inspections are indicated on the plan review form and weather card, which is attached to the permit and the field copy of drawings. When scheduling an inspection, please have the address and permit number available.
- Inspections require a minimum of 24 hour notice. Please call (630) 262-0280 to schedule inspections.

Call **J.U.L.I.E.** (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to digging on site to locate any underground utilities. **(1-800/892-0123)**

- Electric Utilities Red
- Comcast (Cable) Orange
- Northern Illinois Gas (NICOR) Yellow
- Sewer Utilities Green
- Telephone Utilities Orange
- Water Utilities Blue

JOB SITE RULES
(Demolitions and New Construction)
Sign Size (2'x3' min)

Address & Lot Number

Contact Name
Contact Phone Number

Scheduled Date of Demolition (if applicable)

No one allowed on this property except during these hours:

Working Hours: M-F 7 a.m. – 8 p.m.
Sat, Sun, and Holidays 8 a.m. – 8 p.m.

City Parking Regulations to be enforced at all times

**Mud/debris on street to be cleared twice a day
by mechanical means.**

**All required fencing must remain in sound conditions
at all times.**

Loud music prohibited.

****Project Personnel****

Remember you are working in an established neighborhood.

Respect for neighbors will be shown at all times.

Neighbors will respect the rights of property owners.



HISTORIC PROPERTY DEMOLITION REQUEST

PART TWO - PROPERTY INFORMATION

Community Development Department
22 South First Street
Geneva, Illinois 60134

Emily Stood, Preservation Planner
630-938-4541
estood@geneva.il.us

1. PROPERTY IDENTIFICATION

Common Name: N/A

Historic Name: N/A

Street Address: 4 E State Street Geneva, IL 60134

Tax Assessor's Parcel Identification Number (P.I.N.):

- - -

Tax Assessor's Parcel Identification Number (P.I.N.):

- - -

Attach additional PINs on a separate sheet of paper, if necessary

Description of Property Boundaries or Legal Description *(use an additional page, if needed):*

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF EAST STATE STREET AND THE WESTERLY LINE OF BENNETT STREET AS ESTABLISHED BY PROCEEDINGS IN THE COUNTY COURT OF KANE COUNTY ENTERED JANUARY 18, 1927, AS CASE NO. 6348; THENCE NORTH 80 DEGREES 00 MINUTES 59 SECONDS WEST ALONG SAID SOUTHERLY LINE 172.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 13 MINUTES 35 SECONDS WEST, 51.36 FEET; THENCE NORTH 79 DEGREES 49 MINUTES 24 SECONDS WEST, 31.84 FEET; THENCE NORTH 09 DEGREES 36 MINUTES 01 SECOND EAST, 52.47 FEET; THENCE SOUTH 78 DEGREES 59 MINUTES 56 SECONDS EAST, 32.42 FEET; THENCE SOUTH 10 DEGREES 13 MINUTES 35 SECONDS WEST, 0.64 FEET TO THE POINT OF BEGINNING

Attach a map indicating the property location and the boundaries of the property proposed for demolition. For properties located within a Historic District, please identify the boundaries of the Historic District on the submitted location map.

2. OWNER INFORMATION List all Owners of Record, use additional sheets if necessary. For a property that is held by multiple individuals or a trust, please provide the name and address of the property agent identified by the Kane County Recorder. In the case of ownership by a corporation or similar entity, please provide the name of the Chief Executive Officer (CEO) or President as the Owner.

Owner 1

Name Mill Race Land Company, L.L.C. Phone 630-444-8252

Address 77 N. First Street Geneva, IL 60134

Email dave@shodeen.com Fax _____

Owner 2

Name _____ Phone _____

Address _____

Email _____ Fax _____

Instrument of Ownership

Individual Joint tenancy Trust
 Corporation Other: _____

If the subject property is owned by a trust, corporation or other entity, please provide the following information:

Entity Name: Mill Race Land Company, L.L.C.

Title of Owner: Limited Liability Company Trustee, Agent, Guardian, President, CEO, etc.

Has the Applicant notified the Property Owner(s) that the subject property is being considered for demolition? (check all that apply)

Yes, in person Yes, by telephone Yes, in writing No

2. PROPERTY CLASSIFICATION

Building Structure Object Landscape Site

3. SIGNIFICANT DATES

Original Date of Construction: 1843-1846(per HPC research doc) *1846 **1843

*per 2018 app. by F. Zinke **per Altusworks report dated 8/17/2022

Date(s) of Major Alteration(s): C1868-77, C1886-98, 1932-33,2016 per 2018 App by F. Zinke

Period of Significance (may be a single date or range): *1846-1945

*The period of significance per the HPC research doc is 1846-1945

4. PROPERTY RECOGNITION

Is the subject property and/or landmark to be nominated (or any portion of it) listed in or nominated to either the Geneva, Kane County, Illinois or National Register of Historic Places?

Yes No

If yes, in which of the following:

Geneva Kane County Illinois National

Please attach a copy of the nomination form(s) for any property which has been granted landmark status at the County, State and/or National levels.

Is the nominated property Significant or Contributing within the Geneva Historic District?

Significant Contributing Non-Contributing because less than 30 years old or due to reversible loss of integrity

See remarks below

5. PROPERTY DESCRIPTION

Provide photographs of all exterior sides of the building and photographs of all significant architectural features or details. Photographs should clearly depict the existing character, condition and integrity of the subject property. **Historic photographs and/or plans of the property to be demolished are encouraged.** *Provide photographs in print and digital format (jpeg/300dpi).*

To the extent possible, provide a sketch plan of each level of the building(s), structure(s) and/or object(s) associated with the subject property. If the subject property contains a significant landscape that is proposed for demolition, or will be affected by the proposed demolition of a building, structure or object, please provide a sketch plan of the historic landscape plan and its significant components.

* The period of significance per the HPC research doc is 1846-1945. If built prior to 1846 it may not be significant.

** Per 2018 F. Zinke app. it was NOT marked significant as the box was NOT checked

*** We have checked the box as required by city staff per letter dated October 25, 2022 over our objection.

Primary Building Function

- | | |
|--|---|
| <input type="checkbox"/> Domestic / Residential | <input type="checkbox"/> Recreational / Cultural |
| <input checked="" type="checkbox"/> Commercial / Office <small>per 2018 = Zinke appi</small> | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Social / Fraternal | <input checked="" type="checkbox"/> Industrial <small>per the 2018 and 2022 documents</small> |
| <input type="checkbox"/> Government | <input type="checkbox"/> Health Care |
| <input type="checkbox"/> Education | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Religious | <input type="checkbox"/> Landscape |
| <input type="checkbox"/> Funerary | <input checked="" type="checkbox"/> Other: <u>Restaurant</u> |
- The nominated property is a natural or purposefully-designed landscape.

Architectural Style (check all that apply)

Recommended reference: *A Field Guide to American Houses* by Virginia & Lee McAlester

* This is a reference to residential structures and this has never been used as a residential structure

- | | |
|---|--|
| <input type="checkbox"/> Early Classic Revival (1843-1868) | <input type="checkbox"/> Spanish Colonial Revival (1920-1930) |
| <input type="checkbox"/> Late Classical Revival (1889-1960) | <input type="checkbox"/> Prairie (1905-1930) |
| <input type="checkbox"/> Regency (1849) | <input type="checkbox"/> American Foursquare (1895-1945) |
| <input type="checkbox"/> Greek Revival (1840-1865) | <input type="checkbox"/> Craftsman (1910-1930) |
| <input type="checkbox"/> Gothic Revival (1855-1910) | <input type="checkbox"/> Bungalow (1915-1930) |
| <input type="checkbox"/> Carpenter Gothic | <input type="checkbox"/> Minimal Traditional (1940-1955) |
| <input type="checkbox"/> Italianate (1848-1890) | <input type="checkbox"/> Cape Cod (1930-1960) |
| <input type="checkbox"/> Stick Style (1853-1895) | <input type="checkbox"/> Ranch (1950-1970) |
| <input type="checkbox"/> Queen Anne (1869-1930) | <input type="checkbox"/> Split-Level (1955-1965) |
| <input type="checkbox"/> Shingle (1890-1905) | <input type="checkbox"/> Mid-Century Modern (1945-1970) |
| <input type="checkbox"/> Romanesque Revival (1872-1892) | <input type="checkbox"/> Contemporary (1950-2000) |
| <input type="checkbox"/> Colonial Revival (1869-1945) | <input type="checkbox"/> Mansard (1930-1970) |
| <input type="checkbox"/> Dutch Colonial (1895-1930) | <input type="checkbox"/> Styled Ranch |
| <input type="checkbox"/> Neoclassical (1905-1930) | <input type="checkbox"/> New Traditional (1955-Present) |
| <input type="checkbox"/> Tudor Revival (1905-1935) | <input checked="" type="checkbox"/> Other: <u>Utilitarian, Vernacular Industrie</u>
<small>see footnote below</small> |

Per pg. 34 in the HPC 2018, 2022 research document, it states that early settlement era properties are often Utilitarian, Vernacular structures of little to no architectural style. The Altusworks report dated 08.17.2022 also states that this structure is of little to no architectural style.

Number of Stories (check one)

- Basement
- Single Story
- 1.5 Stories

- 2 Stories
- 3 Stories
- Other: _____

Foundation (check all that apply)

- Limestone
- Brick
- Concrete

- Uncertain
- Other: _____

Siding/ Exterior (check all that apply)

- Wood
- Brick
- Stucco

- Vinyl/ Aluminum
- Other: Stone _____

Windows

Operation (check all that apply)

- Double Hung
- Casement
- Fixed / Picture

- Awning
- Hopper
- Other: _____

Frame / Sash Material (check all that apply)

- Historic Wood
- Historic Metal
- Other: _____

- Replacement Clad
- Replacement Vinyl

Glazing (check all that apply)

- Clear
- Colored
- Obscure / Pattern

- Beveled / Prismatic
- Art / Stained
- Other: _____

Status (check all that apply)

- Original
- Replacement

Provide a photograph of each window type at the nominated property. If the nominated property includes more than one building or structure, attach photographs for the windows at each building. Use additional pages, if necessary.

Architectural Details (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Porch or Porches | <input type="checkbox"/> Eave Brackets |
| <input type="checkbox"/> Historic Street-facing Door(s) | <input type="checkbox"/> Gable Returns / Broken Pediment |
| <input type="checkbox"/> Transom(s) | <input type="checkbox"/> Dormer(s) |
| <input type="checkbox"/> Sidelight(s) | <input type="checkbox"/> Belvedere / Lantern / Cupola |
| <input type="checkbox"/> Historic Shutters | <input type="checkbox"/> Historic Fencing |
| <input type="checkbox"/> Columns / Pilasters | <input type="checkbox"/> Pergola / Arbor / Trellis |
| <input type="checkbox"/> Porte Cochere / Car Port | <input checked="" type="checkbox"/> Other: <u>One Story Utilitarian</u> |
| <input type="checkbox"/> Balcony or Balconies | |

Roof Features

Form

- | | |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> Flat / Shed | <input type="checkbox"/> Gable |
| <input type="checkbox"/> Hipped | <input type="checkbox"/> Other: _____ |

If an attic gable is present, which way does it face?

- Visible to street
 Visible to the side

Material

- | | |
|--|--------------------------------|
| <input checked="" type="checkbox"/> Wood <small>Deteriorated wood, and burned wood</small> | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Asphalt | <input type="checkbox"/> Metal |
| <input checked="" type="checkbox"/> Other: <u>Tarp, Polyethelene</u> | |

Chimney

Is the chimney visible from the street?

- Yes No

Does the chimney have a distinctive shape?

- Yes No

Is the chimney an integral part of the building wall?

- Yes No

Provide a photograph of each chimney that is visible from the street.

6. APPLICANT'S CERTIFICATION

I certify that I have received a copy of the submittal requirements and review procedures related to this request for demolition of a property designated as either an individual Historic Landmark or as part of a Historic District within the City of Geneva, Illinois. I understand that I must attend the public hearing/meeting, once scheduled, and present my case for designation before the Geneva Historic Preservation Commission and, if required, before the Geneva City Council.

I have reviewed the Geneva City Code requirements which relate to this application, and I certify that, to the best of my knowledge, this application submittal is in conformance with applicable ordinances.

I further certify that all the information provided above and that the information contained within any documents submitted herewith is true and accurate, to the best of my knowledge.



Signature of Applicant

10/28/25
Date

If Applicant is not the Owner of the property proposed for demolition, please include the Owner's acknowledgement of the demolition request:



Signature of Property Owner

10/28/2025
Date

Mill Race Land Company, L.L.C.
By: Tri-City Land Management Company, L.L.C.
By: Craig A. Shodeen; Its Manager

Historic Preservation Commission Staff Use Only

Case Number: _____

HPC Meeting Date: _____

Application Complete: Yes No

HPC Distribution Date: _____

Date Received: _____

City Council Distribution Date: _____

Staff Acknowledgement: _____

Action: _____ HPC _____ City Council



Building Permit Application Review

Application for HPC Review

Do you have questions about the Historic Preservation Commission? Please contact staff at:

630/938.4541 or preservation@geneva.il.us

PROPERTY INFORMATION

Property Address: 4 E. State Street Geneva, IL 60134
Name and Address of Property Owner: Mill Race Land Company, L.L.C.
77 N. First Street Geneva, IL 60134

PROJECT DESCRIPTION

(Describe, in detail, all proposed work. Attach additional pages, if necessary)

SUBMIT PLANS & DRAWINGS TO ILLUSTRATE PROPOSED CHANGES
See reverse for more information.

For HPC Staff use only

APPLICANT INFORMATION

I attest that all submitted information is accurate. Submitted information becomes public record and I acknowledge that this application may be subject to Freedom of Information Act requests.

CASE #

Name (print): David A Patzelt

HPC MTG:

Address: 77 N. First Street Geneva, IL 60134

RECEIVED:

Telephone: 630-444-8252

Email: dave@shodeen.com

Applicant Signature: X

Property Owner Signature: X

If the applicant is not the property owner, application must include property owner's signature

Mill Race Land Company, L.L.C. By: Tri-City Land Management Company, L.L.C. Its Manager; By: Craig A. Shodeen; a Manager



City of Geneva
Department of Community Development
Planning Division

Historic Preservation Commission
22 S. First Street
Geneva, IL 60134
preservation@geneva.il.us
630/938.4541
Fax 630/232.1494

To achieve the City of Geneva's goal of maintaining the historic and architectural integrity of its significant neighborhoods and individual properties, permit applications for proposed exterior building and/or property improvements at designated historic properties must be reviewed and approved by the Geneva Historic Preservation Commission *prior to review and permit issuance by the Building Division*. The maps below show those properties located within the Geneva Historic District and those individually-designated properties outside of the Historic District.

HPC REVIEW APPLICATION PROCEDURE

- Complete a City of Geneva Building Permit Application.** When submitted with an HPC Review Application (on reverse side), an application for a building permit initiates the HPC Review process. Work visible *from the public right-of-way* that requires HPC review includes new construction, demolition, sign modifications, exterior lighting, fence construction, site modifications and roofing.
- Complete an HPC Review Application** (on reverse side).
- Gather and submit appropriate supporting documents.** Supporting documents may include any or all of the following: Plat of Survey; scaled site plan; scaled floor plans; drawings of the proposed building exteriors (elevations); product / material information / cut sheets from the manufacturer; cost estimates for repair vs. replacement; photographs of existing conditions; artist renderings, etc. Additionally, for sign and awning projects, provide dimensions of the linear street frontage for the building and / or retail unit, proposed sign dimensions, lighting fixture information, and mounting systems and methods.
- Submit Items 1-3 to the Building Division at City Hall (109 James Street) not less than eleven (11) calendar days prior to the scheduled HPC meeting.** Please consult with Staff regarding the appropriate submission materials. Complete permit application (building permit and HPC review forms) may be submitted electronically / digitally by forwarding to: pdf@geneva.il.us
- The Applicant—or a representative familiar with the project—must attend the HPC meeting when the project is scheduled for review.** The HPC takes action only when a representative for a project is present. Meetings begin at 7:00 pm and are held in the City Hall Council Chambers.
- The HPC will vote to approve, approve with conditions, deny, or continue the review process pending the submission of additional information or project modification.**
- Once the HPC has approved the permit request, the application will be forwarded to the City of Geneva Building Division.** The Building Division review will verify compliance with applicable building and life safety codes.

DESIGNATED PROPERTIES

List of designated properties in the City of Geneva as of 2025:

- | | |
|---|--|
| 1. Fargo Residence
316 Elizabeth Pl. | 5. Quen Anne Cottage
716 Shady Ave. |
| 2. Davis Residence
1101 Batavia Ave. | 6. Marshall-Judson Home
810 Dow Avenue |
| 3. Schrauth Farmhouse
512 Fargo Blvd. | 7. Alexander Blacksmith Shop / Mill Race Inn
4 East State Street |
| 4. Riverbank Laboratories
1512 Batavia Ave. | 8. Brownson-Baumann House
949 S. Batavia Ave. |

See map of Geneva Historic District boundaries and designated properties on the next page.

For project design assistance, please consult the HPC *Guide to Window Rehabilitation & Window Policy*, *Guide to Siding Rehabilitation & Siding Policy*, and / or the *Design Guidelines for Historic Properties*. Also, see the Property Rehabilitation Information, found at the Historic Preservation page of the City of Geneva website: <https://www.geneva.il.us/416/Property-Rehabilitation-Information>

**2024 - 2025
HPC
Deadlines & Meetings**

Application Deadline	Meeting Date
2024	
Oct 1	Oct 15
Nov 5	Nov 19
Dec 3	Dec 17
2025	
Jan 7	Jan 22
Feb 4	Feb 19
Mar 4	Mar 18
Apr 1	Apr 15
May 6	May 20
Jun 3	Jun 17
Jul 1	Jul 15
Aug 5	Aug 19
Sep 2	Sep 16
Oct 7	Oct 21
Nov 4	Nov 18
Dec 2	Dec 16

Applications are due prior to 5:00 p.m. on the Application Deadline date. Electronic / digital submissions must be provided in jpeg or pdf formats and be clearly legible at a final printed size of 11" X 17" or smaller. Applicants are encouraged to discuss specific submission requirements with Staff prior to delivering an application for review.

Emily Stood
Preservation Planner
estood@geneva.il.us
630/938-4541



**City of Geneva
Department of Community Development
Planning Division**

Historic Preservation Commission
preservation@geneva.il.us

22 South First Street
Geneva, IL 60134
Phone 630/232.0818

EXHIBIT B

STATE OF ILLINOIS)
) SS
)
COUNTY OF KANE

AFFIDAVIT

The undersigned, being duly sworn on oath, deposes and says that the attached list of Owners of Record comprises, to the best of the Affiant's knowledge, a true and complete list containing the names and addresses of the persons to whom the current real estate tax bills are sent for those premises lying within five hundred feet (500) in all directions of the property lines of the Subject Property.

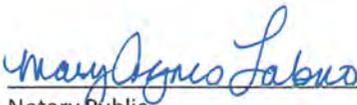
Craig A. Shodeen

Printed Name



Signature
Mill Race Land Company, L.L.C.
By: Tri-City Land Management Company, L.L.C.; its
Manager
By: Craig A. Shodeen; a Manager

Subscribed and sworn to before me this
28 day of October, 2025



Notary Public



EXHIBIT 2.6

AFFIDAVIT

State of Illinois
County of Kane

As an authorized Officer of Mill Race Land Company, L.L.C., the owner of the Mill Race Inn property, I hereby state that the Mill Race Land Company, L.L.C., is aware of the proposed demolition of the remnant building on the property.

I hereby state that the above information is true, and I also confirm that the information here is both accurate and complete.

Mill Race Land Company, L.L.C.
BY: Tri-City Land Management Company, L.L.C.; its Manager


BY: Craig A. Shodeen; a Manager

October 28, 2025
Date

Subscribed and sworn to before me this

28 day of October, 2025


Notary Public

