



Community Development Department

22 South First Street
Geneva, IL 60134
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May 21, 2026

RE: Zoning Verification for 942 E State Street (PIN 12-02-452-066)

Hello Carol Weinert:

Per your request, I am providing you with zoning verification for the above referenced property:

- 1. Zoning Classification** – B4 Business District
- 2. Comprehensive Plan Designation** – East State Street Subarea Plan: Neighborhood/Corridor Commercial
- 3. Are there any Variations, Special Uses, Planned Unit Developments (PUDs), or Overlay Districts on the property?** – Yes, there is a Special Use (O-2002-65) for a “contractor office and shop in the B-4 Business District and site plan approval for property located at 942 East State Street”.
- 4. What can this property be used for?** – The property can be used for the currently approved Special Use for a contractor office and shop. Additionally, the permitted and special uses for this zoning district are listed under this paragraph. They can also be found in [Chapter 6 Article F](#) of the Zoning Ordinance. Permitted uses are uses that are allowed by-right. Special uses require a formal application process that includes staff review, a recommending opinion from the Planning and Zoning Commission, and ultimately City Council approval. The numbers next to the uses refer to different categories of parking requirements (see [Section 11-11A-6](#)).

Permitted Uses

- Accessory uses.
- Antique shop. (09)
- Apparel shop. (09)
- Appliance stores. (09)
- Art and craft store. (09)
- Art and office supply store. (09)
- Art and sculpture studios. (08)
- Art gallery. (08)
- Automobile accessory stores (retail sales only). (09)
- Bakery (on site retail sales only). (09)
- Banks and other financial institutions. (09)
- Barbershop and hair salon. (09)
- Books and periodical store. (09)
- Brokerage office. (09)
- Business machines sales and service. (08)

- Camera and photo equipment store. (09)
- Car care center (brakes, muffler, lube, tire, detailing and accessories in a completely enclosed building). (26)
- Carpet, rugs and linoleum store. (08)
- Catering service. (08)
- China or glassware shop. (09)
- Chiropractor's office. (09)
- Clock shop (including sales and service). (09)
- Closet and home organizational products store. (09)
- Cocktail lounge. (11)
- Consumer electronics store. (09)
- Cosmetic Tattooing. (09)
- Delicatessen. (09)
- Drugs and cosmetics store. (09)
- Dry cleaners. (08)
- Dwelling unit (above ground floor). (03)
- Employment agency. (09)
- Express mail business. (08)
- Extermination/pest control. (13)
- Fabric store. (09)
- Firewood sales. (08)
- Florist shop. (09)
- Food store (including ice cream, candy, meat, packaged food, gourmet and specialty items). (09, 10, 32)
- Furniture and home furnishings store. (09)
- Garden supply. (09)
- Gasoline fuel station and food mart. (18)
- Gift shop. (09)
- Golf driving range. (14)
- Grocery store. (09)
- Hardware store. (09)
- Health or fitness clubs. (09)
- Heating and plumbing sales and service. (29)
- Higher education facilities and classrooms for business and professional schools. (20)
- Hobby shop. (09)
- Home improvement center. (10)
- Housewares and kitchen store. (09)
- Interior decorating services. (09)
- Jewelry store. (09)
- Laundromat. (09)
- Leather goods and luggage store. (09)
- Locksmith shop. (09)
- Massage therapy. (09)
- Mortuaries and funeral parlors. (10)
- Music and musical instruments store. (09)
- Music, dance studio/store. (11)
- Nail salon. (09)
- Office supply store. (08)
- Offices, business and professional. (09)
- Offices for the administration and management functions only of business and civic organizations. (09)
- Optical sales and service. (09)
- Orthopedic and medical supply stores. (09)
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- Outdoor miniature golf. (28)
- Paint and wallpaper store. (09)
- Parking structures, when integrated as part of the principal use and structure. (30)
- Pet stores. (09)
- Photocopying and retail printing services. (09)
- Photography studio and store. (08)
- Physical therapy facilities, medical. (09)
- Picture framing shop. (08)
- Plumbing showroom and shop. (29)
- Post office. (08)
- Printing and publishing services. (29)
- Radio and television stations and studios. (09)
- Record, CD, cassette tape music store. (09)
- Restaurant. (12)
- Secondhand shops (selling items of the type offered for sale by other uses permitted in this district only).
- Secretarial services. (09)
- Service and business offices, including the following: (09)
 - Accounting and bookkeeping services.
 - Advertising agency.
 - Banks and financial institutions.
 - Broadcasting studios.
 - Business machine services.
 - Consulting agency.
 - Employment agency.
 - Engineering, planner, architect and designer offices.
 - Insurance agency.
 - Investment services.
 - Legal services.
 - Public and private utility companies.
 - Real estate services.
 - Securities and commodities brokers services.
- Shoe repair. (08)
- Small animal grooming establishment, not including boarding or kenneling. (08)
- Sporting goods and bicycles shop. (09)
- Tailor shop. (08)
- Taxidermists. (08)
- Telegraph office and telephone answering service. (08)
- Television sales and service. (09)
- Temporary uses and events. (30)
- Tobacco sales. (09)
- Toys and hobby supply store. (09)
- Travel bureau. (09)
- Truck and trailer rental agency. (08)
- Variety store. (09)
- Video sales and rental store. (09)

Special Uses

- Accessory uses.
- Amusement establishments (arcade, bowling alleys, pool halls, dance halls). (28)
- Building material and products sales and storage. (29)
- Bus station. (30)
- Cannabis Dispensing Organization, Medical. (09)
- Cannabis Dispensing Organization, Recreational. (09)
- Car wash. (19)

- Cartage and express facilities. (27)
- Churches. (22)
- Clinics. (32)
- Clubs and lodges. (10)
- Contractor or construction offices, shops and yards. (29)
- Cultural institutions including art galleries and museums. (07)
- Daycare centers and preschools. (09)
- Drive-in and drive-through facilities. (31)
- Garages - for storage and repair of motor vehicles, including body repair, painting and engine rebuilding (within an enclosed structure - no outside storage). (26)
- Kennel (wholly enclosed). (07)
- Library. (07)
- Motor vehicle sales including recreational vehicles. (26)
- Package sale of alcoholic beverages. (09)
- Parks and recreation. (17)
- Planned unit development. (30)
- Public utility and public service uses. (30)
- Repair and servicing of any article, the sale of which is permitted within this district.
- Senior apartments and senior housing. (03)
- Tavern. (11)
- Veterinary hospitals. (07)

Please let me know if you have any questions.

Thank you,



Jessica Malkosky
Assistant Planner