

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2017 - 1

ADOPTED BY
THE MAYOR AND
CITY COUNCIL
OF THE
CITY OF GENOA

AN ORDINANCE APPROVING THE ISSUANCE OF A SPECIAL USE
PERMIT FOR A BED AND BREAKFAST USE FOR MARY R. AND
MATTHEW R. KEYS AT 231 SOUTH SYCAMORE STREET

Adopted January 17, 2017, by the Mayor and City Council of the City of Genoa,
DeKalb County, Illinois, and approved and published in pamphlet form
this 18th day of January 2017.

ORDINANCE NO. 2017 - /

An Ordinance Approving the Issuance of a Special Use Permit for a Bed and Breakfast use for Mary R. and Matthew R. Keys at 231 South Sycamore Street

WHEREAS, Mary R. and Matthew R. Keys, as property owners, have petitioned the City of Genoa for approval and issuance of a Special Use Permit to allow a Bed and Breakfast use, for 231 South Sycamore Street on certain property (the "Subject Property"), described as follows:

Lot "C" in Travers' Addition to the City of Genoa and Lot 24 in Block 1 in Travers' Second Addition to the City of Genoa, situated in the City of Genoa, County of DeKalb, in the State of Illinois

and commonly known as 231 South Sycamore Street; and

WHEREAS, a public hearing was held by the City of Genoa Plan Commission, after due notice in the manner provided by law; and

WHEREAS, the Plan Commission, after deliberation, voted to recommend approval of issuance of a Special Use Permit to allow a Bed and Breakfast use for 231 South Sycamore Street; and

WHEREAS, the City Council has reviewed the minutes of the hearing before the Plan Commission and has considered the evidence presented at the public hearing to the City of Genoa Plan Commission; and

WHEREAS, the Plan Commission, after deliberation, has made a report and recommended approval of issuance of a Special Use Permit to allow a Bed and Breakfast use for Mary R. and Matthew R. Keys at 231 South Sycamore Street, and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the CITY OF GENOA, DeKalb County, Illinois, as follows:

SECTION 1: The petition for a Special Use Permit to allow a Bed and Breakfast use for Mary R. and Matthew R. Keys at 231 South Sycamore Street, in accordance with the site plan submitted by the petitioner dated by the City 1/3/17, along with exterior elevation photos, is hereby approved, and a Special Use Permit for 231 South Sycamore Street for a Bed and Breakfast Special Use is hereby issued for the Subject Property subject to the following conditions:

1. The approved plans for the Special Use include the site plan submitted by the petitioner dated by the City 1/3/17, along with exterior elevation photos.
2. No parking is permitted on Sycamore Street, all parking for the use shall be on-site.
3. No parking shall be permitted in the front yard.
4. Per the submitted site plan, space for 2 cars is indicated on the existing driveway by the house and coach house, providing the necessary addition of 4 spaces, as proposed with the addition of 4 paved spaces at the rear of the property accessed from the alley. The parking must be paved per the requirements of the Unified Development Ordinance, along with any other UDO provision.

5. Other than as a residence for the owners, the property shall be used only for lodging and eating purposes for paying guests.
6. Only one sign shall be permitted on the premises, which may only be a free-standing sign no larger than six (6) square feet in area, six (6) feet in height and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
7. If the Bed and Breakfast use is terminated, the parking at the rear along the alley shall be removed, and any signage, if installed, shall likewise be removed.
8. All other City codes and ordinances shall be complied with.

SECTION 2: That all requirements set forth in the Unified Development Ordinance of the City of Genoa, as would be required by any owner of property zoned in the same manner as the Subject Property, shall be complied with, except as otherwise provided in this Ordinance.

SECTION 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye: 8 - Wesner, Carroll, Curley, Stevenson, Watson, Cravatta, Brust, Lang

Voting Nay: Ø

Absent: Ø

Abstain: Ø



[Signature]
City Clerk Dennis Di Guido

APPROVED

[Signature]
Mayor Mark Vicary

Passed: January 17, 2017

Approved: January 17, 2017

Published: January 18, 2017