

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2018- 21

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

AN ORDINANCE APPROVING THE ISSUANCE OF A REZONING, FINAL
PLANNED UNIT DEVELOPMENT AND FINAL SUBDIVISION FOR A
COMMERCIAL BUILDING LOCATED AT 705 EAST MAIN STREET

Adopted July 3, 2018, by the Mayor and City Council of the City of Genoa DeKalb
County, Illinois, and approved and published in pamphlet form
This 3rd day of July, 2018.

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AN ORDINANCE APPROVING THE ISSUANCE OF A REZONING, FINAL PLANNED UNIT DEVELOPMENT AND FINAL SUBDIVISION FOR A COMMERCIAL BUILDING LOCATED AT 705 EAST MAIN STREET

WHEREAS, B&V Grant Highway, LLC, and Andrew Volkening, as property owners, have petitioned the City of Genoa for approval of a rezoning and issuance of an Amendment to the Planned Unit Development and Final Subdivision to allow a commercial building, on certain property (the "Subject Property"), described as follows:

LOTS 11 AND 12 IN BLOCK 3 IN CITIZEN'S ADDITION TO THE CITY OF GENOA, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1891 IN BLOCK "B" OF PLATS, PAGE 100, IN DEKALB COUNTY, ILLINOIS.

AND:

LOTS 9 AND 10 IN BLOCK 3, EXCEPTING THE NORTH 41.0 FEET, AS MEASURED AT RIGHT ANGLE TO THE NORTH LINE, OF SAID LOT 9, ALL IN CITIZEN'S ADDITION TO GENOA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGE 100, ON AUGUST 15, 1891 IN DEKALB COUNTY, ILLINOIS.

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, has made a report with the findings of fact and recommended approval of issuance of a rezoning and an amendment to the Planned Unit Development and Final Subdivision to allow a commercial building at the above described property; and

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

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 rezoning, amendment to the Planned Unit Development and Final Subdivision to allow a commercial building at the above described property, located at 705 East Main Street, in accordance with the site plan submitted by the petitioner is hereby approved, and a rezoning, Final PUD and Final Subdivision for the previously described property is hereby issued for the Subject Property subject to the following conditions:

1. Documents submitted for the June 12th Plan Commission meeting for consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - a. Site Plan
 - b. Final Plat of Subdivision
 - c. Landscaping Plan
 - d. Elevation Plan
 - e. Site Lighting
2. All other City codes and ordinances not otherwise modified by the submitted plans and recommendations for approval will be satisfied.
3. This development is subject to the approval of the Illinois Department of Transportation, City Public Works Director and City Engineer requirements.
4. The monument sign must be constructed of brick rather than block. The brick and stone of the monument sign must match the building. The petitioner must apply for a permit from the City of Genoa and comply with all code requirements. Sign shall incorporate the required masonry (brick and stone) from the pillars on the front elevation to the sign.
5. A space to store garbage outside must be determined subject to the Development Administrator.
6. The owner is responsible for paving the western alley to the northern property line from Route 72 and long term maintenance of the alley is the responsibility of the property owner.
7. A sidewalk must be installed on Prairie Street to connect to the sidewalk along Route 72. The sidewalk shall extend from Route 72 to the entrance for the drive-thru.
8. Additional landscaping along the frontage should be adequate to screen the parking lot from Route 72 is required. Additional landscaping will be required along the northern property line to buffer the residential area to the north. The petitioner shall receive approval of an amended landscaping plan from the Development Administrator.
9. The columns that support the gables on the front elevation of the building must be constructed of stone and brick rather than siding from the base to the roofline.
10. The gables on the front elevation must be consistent in size and shape, rather than the slanted roof line as shown on the west side of the façade in the elevation dated June 24, 2018.
11. The window frames as shown on the front elevation shall be of bronze color rather than aluminum.
12. The illumination of the building or parking lot lighting shall comply with 5.4.10 of the City of Genoa's Unified Development Ordinance. Specifications of lighting fixtures are subject to the approval of the Development Administrator.
13. If the petitioner is to install awnings, they must be of an earth tone color and installed on each window, rather than a single unit.
14. The Planned Unit Development expires 2 years from the date of City Council approval if construction has not been substantially completed. The City Council may grant an extension if the owner can justify progress in construction.

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.

AYES: 6- Wesner, Carroll, DiGuido, Stevenson, Cravatta, Lang

NAYES: 0

ABSTAINED: 0

ABSENT: 2- Winter, Bust

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 3rd day of July, 2018.

Approved by me this 3rd day of July 2018.



(SEAL)

ATTESTED and filed in my office this 5th day of July, 2018.

Mark Vicary
Mark Vicary, Mayor

Kim Winker
Kim Winker, City Clerk