

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2018-25

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

AN ORDINANCE GRANTING THE ISSUANCE OF A PRELIMINARY
PLANNED UNIT DEVELOPMENT FOR A TRAINING FACILITY LOCATED
BETWEEN WALNUT STREET AND FOREST VIEW DRIVE, ALONG
SYCAMORE STREET

Adopted August 21, 2018, by the Mayor and City Council of the City of Genoa
DeKalb County, Illinois, and approved and published in pamphlet form
this 21st day of August 2018.

ORDINANCE NO. 2018-25

An Ordinance Granting the Issuance of a Preliminary Planned Unit Development for a Training Facility Located Between Walnut Street and Forest View Drive, Along Sycamore Street

WHEREAS, IBEW Local 196/NECA Safety and Education Fund, as petitioners, and Chad E. Henry, as property owner, have petitioned the City of Genoa for approval and issuance of an Preliminary Planned Unit Development to allow an Electrical Training Facility, warehouse for construction equipment, and 7 outdoor electrical training yards, on certain property (the "Subject Property"), described as follows:

THAT PART OF LOT "L" OF THE AWE FARM PLAT AS RECORDED IN BOOK "F" OF PLATS, PAGE 5, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT "L" OF SAID AWE FARM PLAT; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT "L", 700.0 FEET TO THE SOUTHEAST CORNER OF WILLOW GLEN P.U.D.PHASE 5A AS RECORDED ON MAY 13,1996 IN BOOK "Z" OF PLATS, PAGE 51; THENCE NORTHERLY, AT RIGHT ANGLE ALONG THE EAST LINE OF SAID WILLOW GLEN P.U.D.PHASE 5A, 215.0 FEET; THENCE NORTHEASTERLY, AT AN ANGLE OF 13 5 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EASTERLY LINE AND EASTERLY LINE EXTENDED TO THE NORTHEAST CORNER OF LOT 1 OF WILLOW GLEN P.U.D. PHASE 1, AS RECORDED ON AUGUST 26, 1994 IN BOOK "Y" OF PLATS, PAGE 85; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF INDUSTRIAL AVENUE, NOW KNOWN AS FORESTVIEW DRIVE, AT AN ANGLE OF 88 DEGREES 26 MINUTES 21 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 117.35 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID INDUSTRIAL AVENUE, AT ANGLE OF 139 DEGREES 43 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 385.81 FEET TO A POINT ON THE EAST LINE OF SAID LOT "L"; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT "L" AT AN ANGLE OF 90 DEGREES 00 MINUTES 39 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 365.50 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 Preliminary Planned Unit Development to allow for an Electrical Training Facility, warehouse for construction equipment, and 7 outdoor electrical training yards 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 Preliminary Planned Unit Development to allow for an Electrical Training Facility, warehouse for construction equipment, and 7 outdoor electrical training yards at the above described property, located between Walnut Street and Forest View Drive, along Sycamore Street, in accordance with the site plan submitted by the petitioner, is hereby approved for the Subject Property subject to the following conditions:

1. Documents submitted for the August 9th Plan Commission meeting for consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - a. Training Facility Report, Lisa Sharp, July 6, 2018
 - b. Concept Floor Plan (A1), Lisa Sharp, July 6, 2018
 - c. Exterior Elevation (A2 and A3), Lisa Sharp, July 6, 2018
 - d. Exterior Sign (A4), Lisa Sharp, July 6, 2018
 - e. IBEW Training Facility Phase 1-3, Wendler, July 6, 2018
 - f. Existing Condition and Demo. Plan, Wendler, July 6, 2018
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 final approval of the City Public Works Director and City Engineer requirements.
4. The monument signs must be constructed of full depth face stone for both the sign and those areas of the stone façade on the administration building. The petitioner must apply for a permit from the City of Genoa and comply with all code requirements.
5. Consideration at Final Planned Unit Development Would Include:
 - a. Timing of the Phases
 - b. Detailed Landscaping Plans
 - c. Any changes to Architectural and Façade Improvements
 - d. Detailed storm water, water, sewer utilities
 - e. Documentation of an agreement allowing vehicle access to the adjacent daycare facility
 - f. Site Lighting and Security
 - g. Hours of outdoor equipment usage

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, Di Guido, Stevenson, Winter, Lang

NAYES: 0

ABSTAINED: 0

ABSENT: 2- Cravatta, Brust

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 21st day of August, 2018.

Approved by me this 21st day of August, 2018.



(SEAL)

ATTESTED and filed in my office this 22nd day of August, 2018.

A handwritten signature in blue ink, appearing to read "Mark Vicary".

Mark Vicary, Mayor

A handwritten signature in blue ink, appearing to read "Kim Winker".

Kim Winker, City Clerk