

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2018- 8

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

AN ORDINANCE APPROVING THE ISSUANCE OF A PRELIMINARY AND
FINAL PLANNED UNIT DEVELOPMENT FOR 540 WEST MAIN STREET,
DOING BUSINESS AS GENOA MOTORS, INC., TO ALLOW FOR A MOTOR
VEHICLE REPAIR USE

Adopted March 20, 2018, by the Mayor and City Council of the City of Genoa
DeKalb County, Illinois, and approved and published in pamphlet form
this 20th day of March 2018.

ORDINANCE NO. 2018- 8

An Ordinance Approving the Issuance of a Preliminary and Final Planned Unit Development for 540 West Main Street, Doing Business As Genoa Motors, Inc., to Allow for a Motor Vehicle Repair Use

WHEREAS, Genoa Motors, Inc. and Mike Cretsinger, as property owners, have petitioned the City of Genoa for approval and issuance of a Preliminary Planned Unit Development and Final Planned Unit Development to allow a Motor Vehicle Repair use, for 540 West Main Street on certain property (the "Subject Property"), described as follows:

Parcel 1:
The northerly 66.0 feet of Lot 4 in Block 2 of the Original Town (now City) of Genoa, DeKalb, Illinois.

Parcel 2:
Lot 4, except the northerly 66.0 feet, in Block 2, in the Original Town (now City) of Genoa, DeKalb, Illinois.

and commonly known as 540 West Main 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, has made a report with the findings of fact and recommended approval of issuance of a Preliminary and Final Planned Unit Development to allow a Motor Vehicle use for Genoa Motors, Inc. at 540 West Main Street with certain conditions; 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 and Final Planned Unit Development to allow a Motor Vehicle Repair use for Genoa Motors, Inc. at 540 West Main Street, in accordance with the site plan submitted by the petitioner is hereby approved, and a Special Use Permit for the 540 West Main Street PUD is hereby issued for the Subject Property subject to the following conditions:

1. The portion, or the entirety, of the car wash intended to be removed, as well as the vacuums and concrete structures, must be removed within 6 months of approval of the PUD. Failure to meet this requirement would be a considered a violation of this PUD and subject to a fine of \$2,500 and a revocation of this PUD.

2. If a new building, as shown on the site plan, is constructed, it must meet the 10' setback from the east property line as required by the UDO.
3. Screening landscaping will be based on the UDO and subject to the approval of the Development Administrator. This includes screening trash receptacles on 3 sides with a solid wall at least 6 feet in height with a single or double access gate on the fourth side. A parking lot plan based on UDO requirements is also subject to the Development Administrator. This plan must demonstrate striping, parking direction, angle, width, signage, and lighting that will not disturb surrounding residential lots.
4. All parking and driveway areas must be paved.
5. Any existing or future signage must be in compliance with the UDO.
6. The petitioner shall comply with all building permit and code requirements and any other applicable codes or ordinances
7. Motor Vehicle Repair shop use shall also include the uses of: brake repair shop, motor vehicle body shop, muffler repair shop, motorcycle service, tire, battery & accessory store, transmission repair shop.

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: 5- Carroll, DiGuido, Stevenson, Winter, Lang


NAYES: 0

ABSTAINED: 0

ABSENT: ⁽³⁾ Wesner, Cravatta, Brust

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





Mark Vicary, Mayor

(SEAL)

ATTESTED and filed in my office this 4th day of April, 2018.



Kim Winker, City Clerk