

CITY OF GENOA  
DEKALB COUNTY, ILLINOIS

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ORDINANCE NO. 2019- 02

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

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

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Adopted February 7, 2019, by the Mayor and City Council of the City of Genoa  
DeKalb County, Illinois, and approved and published in pamphlet form  
this 7<sup>th</sup> day of February 2019.

**ORDINANCE NO. 2019-02**

*An Ordinance Granting the Issuance of a Final Planned Unit Development and Approval of a Preliminary and Final Plat of Subdivision 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 Final 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") and for approval of a Preliminary and Final Plat of Subdivision, 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, the Plan Commission, after deliberation, has made a report with the findings of fact and recommended approval of issuance of a Final 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 Plan Commission has recommended approval of the Preliminary and Final Plat of Subdivision, identified as IBEW No. 196 Subdivision P.U.D.; and

WHEREAS, the City Council has considered the evidence presented 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 Final Planned Unit Development to allow for an Electrical Training Facility, warehouse for construction equipment, and 7 outdoor electrical training yards and approval of Preliminary and Final Plat of Subdivision 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 January 10, 2019 Plan Commission meeting for consideration and approval of the Final Planned Unit Development and preliminary and final plat of subdivision and as modified by the conditions herein by the City of Genoa include:
  - a. Training Facility Report, Lisa Sharp, December 10, 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. Barn 1 Concept Plan (A1), Lisa Sharp, December 5, 2018
  - f. Demo Plan, Wendler, December 6, 2018
  - g. Layout Plan, Wendler, December 6, 2018
  - h. Grading and Erosion Control Plan, Wendler, December 6, 2018
  - i. SWPP Plan, Wendler, December 6, 2018
  - j. Site Lighting Plan, Wendler, November 30, 2018
  - k. Existing Tree Preservation and Removals Plan, Wendler, December 10, 2018
  - l. Proposed Planting Plan, Wendler, December 10, 2018
  - m. Preliminary and Final Plat, Wendler, December 6, 2018
  - n. Grant of Permanent Easement, Doherty Law Firm, Submitted for the January 10, 2018 Plan Commission meeting
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 shall be constructed of full depth face stone for both the sign and those areas of the stone façade on the administration building. The petitioner shall apply for a permit from the City of Genoa and comply with all code requirements.
5. The sidewalk along Sycamore Street is in disrepair and shall be removed. A new sidewalk shall be installed along Forest View Drive as part of Phase 1 and a sidewalk along Sycamore Street shall be installed as part of Phase 2, subject to Public Works and Engineering.
6. The permanent easement agreement between Walnut Street Daycare and the IBEW shall be executed with the terms included in the attached agreement. Should the agreement be amended in the future, a copy shall be provided to the City of Genoa.
7. The outdoor equipment usage of both daytime and evening classes shall adhere to the quiet hours established in the City's Municipal Code.
8. The outdoor training equipment shall be stored in the warehouses (barns) after training hours and when not in use.
9. The fenced in area for the training yard as well as the garbage enclosure shall be landscaped so as to provide screening.
10. The tree species along Forest View Drive, Sycamore Street, and Walnut Street shall be diversified and approved by the City Arborist and Director of Public Works.
11. The handicap parking spaces shall comply with the requirements of the Unified Development Ordinance.

12. Additional trees along the Sycamore Street lot line should be considered, although shall not interfere with the site line or future sidewalk. Increased landscaping subject to approval of the Director of Public Works.
13. Landscaping islands within the parking lot would be required if no additional screening is provided and would be subject to the approval of the Director of Public Works.

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, Cravotta, Lang*

NAYES: *0*

ABSTAINED: *0*

ABSENT: *2 - Winter, Boust*

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 7<sup>th</sup> day of February, 2019.  
 Approved by me this 7<sup>th</sup> day of Feb, 2019.



(SEAL)

*[Signature]*  
 \_\_\_\_\_  
 Mark Vicary, Mayor

ATTESTED and filed in my office this 8<sup>th</sup> day of February, 2019.

*[Signature]*  
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 Kim Winker, City Clerk