

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2020- 17

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

AN ORDINANCE APPROVING AN EXTENSION OF A FINAL PLANNED
UNIT DEVELOPMENT FOR A COMMERCIAL BUILDING LOCATED AT
705 EAST MAIN STREET

Adopted July 21, 2020, 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 July, 2020.

ORDINANCE NO. 2020-17
**AN ORDINANCE APPROVING AN EXTENSION OF A FINAL PLANNED
UNIT DEVELOPMENT FOR A COMMERCIAL BUILDING LOCATED AT
705 EAST MAIN STREET**

WHEREAS, the City Council approved Ordinance 2018-21 on July 3, 2018, which is an Ordinance approving the issuance of rezoning, final Planned Unit Development and Final Subdivision for a commercial building located at 705 East Main Street; and

WHEREAS, the Section 1, item 14 states, “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”; and

WHEREAS, substantial construction has not been completed at 705 East Main Street; and

WHEREAS, the Developer, Mr. Corey Brackman, has requested an extension of the Planned Unit Development; and

WHEREAS, building plans have been submitted and reviewed and a building permit can be issued if the term of the Planned Unit Development is extended;

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

SECTION 1: The Planned Unit Development approved by Ordinance 2018-21 is hereby extended until January 21, 2021.

SECTION 2: The Planned Unit Development may be extended for an additional six months after January 21, 2021 until July 21, 2021 if the following conditions are met:

- a. The Final Plat of Subdivision as previously approved is recorded.
- b. The home at 111 Prairie Street (705 East Main following subdivision) is torn down and restoration work is complete.
- c. Water and sewer utilities are installed.
- d. The detention basin located at the north end of the property is complete.
- e. Grading of the property is complete.

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.

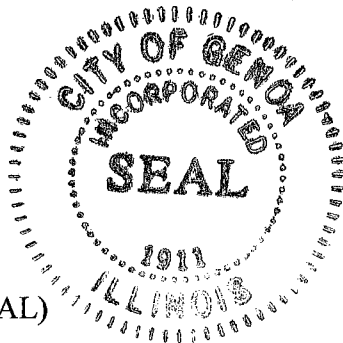
SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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.


Alderman Name	Aye	Nay	Abstain	Absent
Pam Wesner	✓			
Glennis Carroll	✓			
Dennis Di Guido	✓			
James Stevenson	✓			
Courtney Winter	✓			
Chuck Cravatta	✓			
Jonathon Brust	✓			
Katie Lang	✓			
Mayor Mark Vicary				

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 21 day of July, 2020.

Approved by me this 21 day of July, 2020.




(SEAL)



 Mark Vicary, Mayor

ATTESTED and filed in my office this 22 day of July, 2020.



 Kim Winker, City Clerk