

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2021- 22

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

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT
ORDINANCE TO ALLOW CRAFT AND STORAGE BARNS AS A SPECIAL
USE IN THE SUBURBAN RESIDENTIAL ZONING DISTRICT

Adopted July 7th, 2021, by the Mayor and City Council of the City of Genoa
DeKalb County, Illinois, and approved and published in pamphlet form
This 7th day of July 2021.

ORDINANCE NO. 2021-22
**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE TO
ALLOW CRAFT AND STORAGE BARN AS A SPECIAL USE IN THE SUBURBAN
RESIDENTIAL ZONING DISTRICT**

WHEREAS, there is an interest of allow Craft and Storage Barns as a Special Use in the Suburban Residential zoning district; and

WHEREAS, criteria should be established to allow Craft and Storage Barns as a Special Use in the Suburban Residential zoning district; and

WHEREAS, a Public Hearing and Plan Commission meeting was previously held;

NOW THEREFORE, BE IT ORDAINED the Unified Development Ordinance of the City of Genoa be amended as follows:

SECTION 1: That 1.3.3, Definitions, be amended to include:

Craft and Storage Barn: shall be the term used to describe a building exceeding the maximum square footage for a garage by the Unified Development Ordinance, designed or used for personal crafting or personal storage purposes which shall not be used for any permanent residential dwelling nor commercial or agricultural purposes.

SECTION 2: That 4.3.4, Additional Standards and Criteria, be amended to include:

M. CRAFT AND STORAGE BARN

1. Craft and Storage Barns must be located on a lot which is 5 acres or more.
2. The maximum square footage allowed for a Craft and Storage barn is 3,500 square feet.
3. Craft and Storage Barns must contain architectural enhancements such as a combination of brick, block, stone or siding of earth tones as determined by the City Council to be in keeping with the neighborhood, windows, porches or any other desirable architectural enhancement features requested by the City so as to make the structure blend with neighboring residential properties.
4. The Craft and Storage Barns shall be limited to a maximum of 25'. For the purpose of an Craft and Storage Barns, the height for a gable, gambrel or four (4) sided hip roof shall be measured to the midpoint of the gable on the gabled end, or the midpoint of the roof slope on the lowest side of a 4 sided hip roof.
5. A driveway is required to connect the Craft and Storage Barn to a public street. Driveways must be paved or of a crushed limestone / chip seal materials.
6. Craft and Storage Barns must be setback 200' from any dedicated Right of Way and 50' from any rear or side property line.
7. A concrete / hard surfaced floor is required in all Craft and Storage Barns.

8. Craft and Storage Barns shall not be used for any commercial purposes, including but not limited to storage of equipment for commercial purposes.
9. Craft and Storage Barns shall not be used for any agricultural purposes, including but not limited to: keeping livestock, selling of any agricultural products, including trees, grains, etc.
10. The Craft and Storage barn shall not be used as a permanent residential dwelling.
11. Screening landscaping is required.
12. Property owners within 500' must be notified before a public hearing where the Special Use for a Craft and Storage Barn is considered.

SECTION 3: That 5.3.1, Table of Permitted Uses, be amended to include:

10. RESIDENTIAL USES

AG ER SR CR HR SC CC CBC HC SI CI HI

Craft and Storage Barn			S											
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SECTION 4: That this Ordinance and designation shall remain in effect until amended by a future action of the City Council.

SECTION 5: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjusted 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 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: 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	✓			
Christopher Pulley	✓			
Melissa Freund	✓			
James Stevenson	✓			
Courtney Winter	✓			
Chuck Cravatta	✓			
Brent Holcomb	✓			
Katie Lang	✓			
Mayor Jonathon Brust				

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 7th day of July, 2021.

Approved by me this 7th day of July, 2021.



Jonathon Brust, Mayor

(SEAL)

ATTESTED and filed in my office this 7th day of July, 2021.

Kendra Braheny, City Clerk