

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2021-25

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

AN ORDINANCE APPROVING THE REZONING OF AND THE ISSUANCE
OF A FINAL PLANNED UNIT DEVELOPMENT FOR A 4-UNIT MULTI-
FAMILY BUILDING LOCATED AT 307, 309, 311, AND 313 JACKSON
STREET

Adopted July 21, 2021, 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, 2021.

ORDINANCE NO. 2021-_____

AN ORDINANCE APPROVING THE REZONING OF AND ISSUANCE OF A FINAL PLANNED UNIT DEVELOPMENT FOR A 4-UNIT MULTI-FAMILY BUILDING LOCATED AT 307, 309, 311, AND 313 JACKSON STREET

WHEREAS, Glenn Bolander, as property owner, has petitioned the City of Genoa for approval of his request to rezone and a Final Planned Unit Development to allow a 4-unit multi-family building, on certain property (the "Subject Property"), described as follows:

Lot "B" of Block 1 of Traver's Addition to Genoa, DeKalb County, Illinois, According to the Plat Thereof Recorded in the Recorder's Office of Said County December 9, 1922 in Book "D" of Plats, on page 84, excepting therefrom the following: commencing at the northeast corner thereof; running thence south 2 feet on a line at right angles with a north line of said lot; thence northwest parallel with the north line of said lot, 60 feet; thence northeast at right angles 2 feet to the north line of said lot; thence southeast along the north line of said lot to the point of beginning.

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 the rezoning and a Final Planned Unit Development to allow a 4-unit multi-family building 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: That the Subject Property shall be rezoned from Central Business and Civic District to City Residential and Final Planned Unit Development to allow a 4-unit multi-family building at the above described property, located at 307, 309, 311, and 313 Jackson Street, is hereby approved subject to the following conditions:

1. Documents submitted for the July 8th Plan Commission meeting for consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - a. Plat and Certificate of Survey dated May 19, 2021
 - b. Pictures of the property
2. The parking lot shall be paved no later than 2 years after a change in ownership. When a permit is received, the Public Works Director shall review the plans to ensure that drainage requirements and lot coverage are met.
3. This apartment building shall not exceed 4 units. Increasing the units would require a Planned Unit Development amendment.
4. There should be at least agreement between the City and property owner for the parking spaces located in right-of-way.

5. A Landscaping Plan should be reviewed by the Public Works Director at the west property line and be considered by the Public Works Director sufficient in providing screening from the parking area.
6. Any lighting provided on the property shall not violate the Unified Development Ordinance 5.4.10.

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.

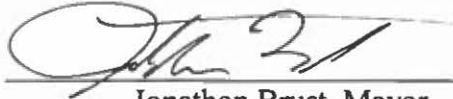
SECTION 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in 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.

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 21st day of July, 2021.
 Approved by me this 21st day of July, 2021.



 Jonathon Brust, Mayor

(SEAL)

ATTESTED and filed in my office this 21st day of July, 2021.

Kendra Braheny
Kendra Braheny, City Clerk