

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2023- 05

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

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT
ORDINANCE OF THE CITY OF GENOA REGARDING COMMERCIAL
STORAGE OF RECREATIONAL VEHICLES AND TOBACCO AND VAPE
SHOPS

Adopted April 26, 2023, by the Mayor and City Council of the City of Genoa
DeKalb County, Illinois, and approved and published in pamphlet form
this 26th day of April 2023.

ORDINANCE NO. 2023- 05
**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
REGARDING COMMERCIAL STORAGE OF RECREATIONAL VEHICLES AND
TOBACCO AND VAPE SHOPS**

WHEREAS, there is an interest of allow Commercial Storage of Recreational Vehicles as a Special Use in the City Industrial zoning district; and

WHEREAS, there is also an interest to only allow Tobacco Stores and Vape Shops only in the Suburban Industrial District; and

WHEREAS, a Public Hearing and Plan Commission meeting was previously held and the Plan Commission unanimously recommended the amendments outlined in this Ordinance for approval;

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:

Commercial Storage of Recreational Vehicles: A use in which owners of personal recreational vehicles rent a space from the operator of the storage facility for the storage of personal recreational vehicles.

Tobacco Store: a retail use that has over 50% of sales that consist of tobacco products of various forms and the related equipment, such as pipes.

Vape Shop: a retail use that has over 50% of sales that consist of e-liquids and equipment used to inhale e-liquids including but not limited to vapes, e-pipes, electronic cigarettes.

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

M. CRAFT AND STORAGE BARNES

1. Adequate lighting shall be provided to light parking areas, however, lighting shall meet the U.D.O.'s requirements regarding spillover to adjacent properties
2. All parking areas and access drives are required to be paved with adequate stormwater drainage, including curbing and retention, if necessary.
3. Storage areas must be 15' from the right of way, with a 10' rear and side yard setback and 15' front setback.
4. Business hours must operate within the hours allowed in the City's noise ordinance.
5. Landscaping 6' in height to screen the recreational vehicles (including RVs) must be provided at the perimeter of the property
6. Traffic patterns shall be reviewed to take into consideration the impact of the weight and size of the recreational vehicles. Traffic must also comply with street weight limits.
7. Garbage receptacles must be kept on premises with routine cleanup of garbage and snow removal.
8. Sales or rental of boats, RVs, trailers, or any other recreational vehicle or product is not permitted at any

- time.
9. At no time shall the recreational vehicles be permitted to be used as a dwelling unit.
 10. The storage area may not be used as a repair area at any time.
 11. The area shall not be for the storage of commercial vehicles or construction equipment.
 12. At no time will recreational vehicles be permitted to be parked in adjacent Rights of Way.
 13. No storage, dumping, or draining of sewage will be permitted without proper infrastructure as permitted by the Public Works Director.
 14. All vehicles must be licensed, insured, and operating.

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

6. MOTOR VEHICLE USES	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Commercial Storage of Recreational Vehicles											S	

11. RETAIL TRADE USES	ZONING DISTRICTS											
	AG	ER	SR	CR	HR	SC	CC	CBC	HC	SI	CI	HI
Tobacco Store and Vape Shop										P		

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	✓			
Walter Stage	✓			
Courtney Winter				✓
Chuck Cravatta	✓			
Brent Holcomb	✓			
Gregg Hughes	✓			
Mayor Jonathon Brust				

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 26th day of April, 2023.

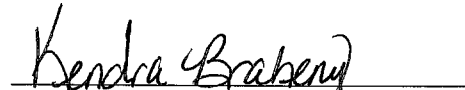
Approved by me this 26th day of April, 2023.



(SEAL)


Jonathon Brust, Mayor

ATTESTED and filed in my office this 26th day of April, 2023.


Kendra Braheny, City Clerk