

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2023- 12

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

AN ORDINANCE APPROVING AN AMENDMENT TO A PRELIMINARY
AND FINAL PLANNED UNIT DEVELOPMENT FOR A TRAINING
FACILITY LOCATED AT 515 FOREST VIEW DRIVE

Adopted July 5, 2023, by the Mayor and City Council of the City of Genoa DeKalb
County, Illinois, and approved and published in pamphlet form
This 5th day of July, 2023.

ORDINANCE NO. 2023- 12

**AN ORDINANCE APPROVING AN AMENDMENT TO A PRELIMINARY
AND FINAL PLANNED UNIT DEVELOPMENT FOR A TRAINING
FACILITY LOCATED AT 515 FOREST VIEW DRIVE**

WHEREAS, IBEW Local 196 NECA Safety and Education Fund as property owner and petitioner has petitioned the City of Genoa for approval of an amendment to a Preliminary and Final Planned Unit Development for an additional training and storage building located at their training facility in the Suburban Commercial Zoning District, commonly known as 515 Forest View Drive (the "Subject Property"), 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, a Preliminary Planned Unit Development, Ordinance 2018-25 was approved in 2018; and

WHEREAS, a Final Planned Unit Development, Ordinance 2019-02 was approved in 2019; and

WHEREAS, a public hearing was held by the City of Genoa Plan Commission, after due notice in the manner provided by law to consider the amendment to the Preliminary and Final Planned Unit Development; and

WHEREAS, the Plan Commission, after deliberation, has made a recommendation to approve said amended Preliminary and Final Planned Unit Development for an additional training and storage 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: The amended Preliminary and Final Planned Unit Development for an additional training and storage building located at the training facility at 515 Forest View Drive, legally described above, is hereby approved subject to the following conditions:

- A. Documents submitted for the June 22, 2023 Plan Commission Special Meeting for consideration and approval of the amendment to the Preliminary and Final Planned Unit Development as modified by the conditions herein by the City of Genoa include:
 - 1. PR 1.0 and 1.1 Floor Plans dated 5/12/23
 - 2. PR 2.0, 2.1 and 2.2 Exterior Renderings dated 5/12/23
 - 3. Color and black and white Landscape Plans dated 5/19/23
- B. All other City Codes and ordinances not otherwise modified by the submitted plans and recommendations for approval will be satisfied pursuant to existing City Ordinances, including but not limited to Ordinance 2018-25 and 2019-02.
- C. This development is subject to the final approval of the City Public Works Director and City Engineer requirements. Review of additional drainage requirements due to the size of the administrative and warehouse building is required.
- D. Final landscaping plans will be subject to Staff approval.
- E. The area in front of the storage bays needs to be paved as depicted in the plans with depressed curb to provide access for equipment to the parking area.
- F. Lighting of the building shall not exceed 1 foot candle at the property lines.
- G. It is a requirement of this P.U.D. that the plantings be maintained for the life of the administrative, training, and storage building.
- H. The City reserves the right to require additional parking if it is determined parking is not adequate (the parking requirement for this P.U.D. Amendment is partially based on the requirement for a warehouse, which is similar to the intended use for the storage area of the proposed building).

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: The report and recommendations of the Plan Commission on the question of a Planned Unit Development for the Subject Property are hereby accepted.

SECTION 4: 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.

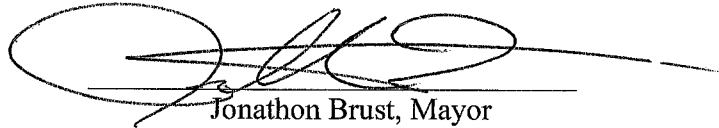
SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: 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	✓			
Kendra Braheny	✓			
Gary Roca	✓			
Gregg Hughes	✓			
Mayor Jonathon Brust				

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 5th day of July, 2023.

Approved by me this 5th day of July, 2023.


 Jonathon Brust, Mayor



ATTESTED and filed in my office this 5th day of July, 2023.


 Rebecca Stevenson, City Clerk