

CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2024- 09

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 AND A SPECIAL USE
PERMIT FOR OUTDOOR SEATING AND AN ELECTRONIC SIGN AT 705
EAST MAIN STREET

Adopted March 20, 2024 by the Mayor and City Council of the City of Genoa
DeKalb County, Illinois, and approved and published in pamphlet form
This 20th day of March, 2024.

ORDINANCE NO. 2024-09

AN ORDINANCE APPROVING AN AMENDMENT TO A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND A SPECIAL USE PERMIT FOR OUTDOOR SEATING AND AN ELECTRONIC SIGN AT 705 EAST MAIN STREET

WHEREAS, Marengo Properties, LLC, property owner and petitioner has petitioned the City of Genoa for approval of an amendment to a Preliminary and Final Planned Unit Development and a special use permit for outdoor seating and electronic sign at their property in the Suburban Commercial Zoning District, commonly known as 705 East Main Street Drive (the "Subject Property"), described as follows:

LOT 9 (EXCEPTING THE NORTH 41.0 FEET THEREOF), LOTS 10, 11, AND 12 AND THE ALLEY NORTH OF AND ADJACENT TO LOTS 11 AND 12 IN BLOCK 3 IN CITIZENS'S ADDITION TO THE CITY OF GENOA, IN DEKALB COUNTY, ILLINOIS

WHEREAS, a Preliminary and Final Planned Unit Development, Ordinance 2018-21 was approved in 2018; 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 a special use permit to allow outdoor seating and an electronic sign; and

WHEREAS, the Plan Commission, after deliberation, has made a recommendation to approve said amended Preliminary and Final Planned Unit Development and a special use permit for outdoor seating and an electronic sign 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 and Special Use Permit for Outdoor Seating and an electronic sign at 705 East Main Street, legally described above, is hereby approved subject to the following conditions:

- A. Documents submitted for the March 14, 2024 Plan Commission meeting for consideration and approval of the amendment to the Preliminary and Final Planned Unit Development and preliminary and final plat of subdivision and special use for outdoor seating and an electronic message board sign as modified by the conditions herein by the City of Genoa include:
 1. The Site Plan received for the March 14, 2024 Plan Commission meeting
 2. The Monument Sign color rendering received for the March 14, 2024 Plan Commission meeting

- 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. The original Planned Unit Development Ordinance is Ordinance 2018-21.
- C. The outdoor seating to the east shall be surrounded by a decorative fence to serve as a barrier between the parking spaces and patio seating.
- D. Adequate garbage receptacles shall be provided to ensure that refuse does not blow onto adjacent properties.
- E. Advertising signage shall not be permitted in the outdoor seating area.
- F. Furniture, including umbrellas, shall not contain logos or advertisements.
- G. The noise (patrons, music, etc.) emanating from the outdoor seating area shall comply with the City's noise ordinance and quiet hours. No speaker shall be permitted to be installed on the east side of the building to control noise emanating from the outdoor seating area.
- H. Due to the outdoor seating area being within 100 feet of residentially zoned properties, serving alcoholic liquors is not permitted in the outdoor seating area pursuant to the City's liquor code.
- I. Lighting of the outdoor seating area shall be sufficient to light the space. However, lighting shall comply with city's lighting requirements and not spill over onto adjacent properties.
- J. The free standing sign must not exceed 75 square feet and be installed no less than 100 feet from residential zoning. Should the sign be installed less than 100' from residential zoning, UDO requirements apply.
- K. The LED/electronic sign shall not be permitted to flash or have animations, in accordance with the UDO. The LED/electronic sign shall have a 4 second delay in between messages.
- L. The perimeter of the sign shall be landscaped in accordance with the Unified Development Ordinance.
- M. The speaker at the south side of the building shall be turned off at 8 PM on weekdays.
- N. The electronic sign shall have a 4 second delay in between messages.
- O. Existing lighting of the building shall be reviewed to establish conformity with the UDO. If the lighting is not in compliance, this shall be rectified immediately, with consideration of turning off the most northerly lights after a certain time of day.
- P. The outdoor seating area must close during the City's quiet hours.

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 and Special Use Permit 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 day of March, 2024.

Approved by me this 20 day of March 2024.



(SEAL)



 Jonathon Brust, Mayor

ATTESTED and filed in my office this 20th day of March, 2024.



 Rebecca Stevenson, City Clerk

MONUMENT SIGN

84"

full color LED
message board



120"

156"

36"



PROJECT COMPANY
750 WARRENVILLE RD
LISLE, IL 60532
WWW.FBSSIGNS.COM

PROJECT NAME:
GENOA CENTER

PROJECT ADDRESS:
GENOA

CLIENT APPROVAL COPY - CLOS - SIZES
Electric voltage of 120 must be available within
5 feet to connect the sign. If not a qualified
electrician needs to be hired by the owner.
Client Signature _____ Date _____

LANDLORD APPROVAL
Landlord Signature _____ Date _____

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an authorized personnel of the company. Charges
may apply if this print is misused.



BRACKMA
CONSTRUC
COMPAN
MARBORG
BLUNDS



SCALE	1"=30'
DATE	04/24/2011
PROJECT NAME	
CLIENT	
ALIAS	
QUANTITY	
REV	
REV	
REV	
REV	
REV	

RTE. 72 PAI
CENOA
BLUNDS

NO.	DATE	DESCRIPTION
1	04/24/11	REVISED FOR COMMENTS

PROJECT NAME	BRACK-1795
SHEET NO.	
UTILITY PLAN	
SHEET NAME	

C3.C

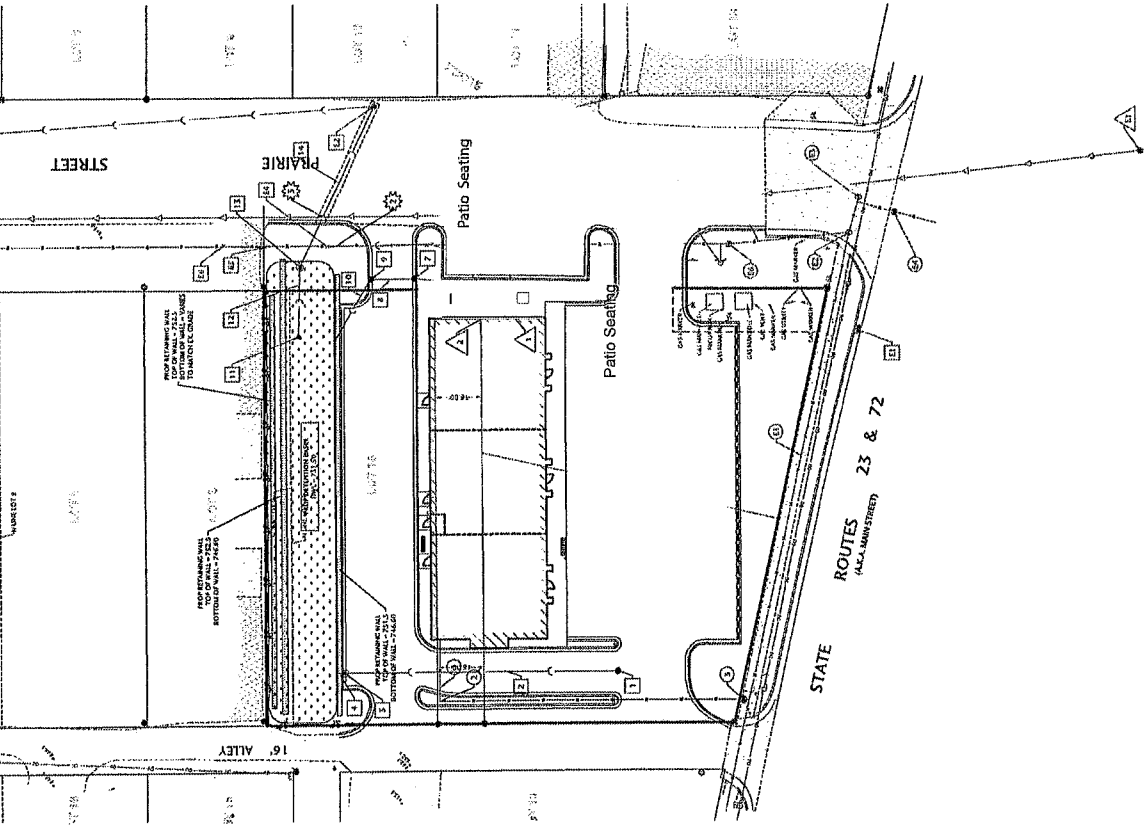
- PROPOSED SANITARY SEWER**
1. PROP 5 LF 6" SAN @ 1.00%
INV @ BUILDING = 851.65
 2. PROP SAN MH 4' DIA TIF CL
RIM = 8XX.XX
INV = 851.60 (N)
INV = 851.50 (E)
 3. PROP 31 LF 6" SAN @ 1.00%
& WYE CONNECTION
INV @ MAIN = +/-844.40

WATERMAIN

1. PROP 128 LF 6" DIA WATER SERVICE
2. 90 DEGREE BEND
3. PROPOSED 12"x6" PRESSURE CONNECTION
W/ VALVE & VAULT
RIM 854.9 +/- MATCH EX.

PROPOSED RCP STORM SEWER

1. PROP CB 7A 4' DIA TIF OL
RIM = 852.00
INV = 848.50
2. PROP 93 LF 12" SS @ 1.02%
3. PROP MH TA 4' DIA TIF OL
T/C = 852.05
INV = 847.55
4. PROP 5 LF 12" SS @ 19.0%
THROUGH WALL
INV 846.60
5. PROP CB 7A 4' DIA TIF OL
RIM = 851.65
INV = 848.15
6. PROP 70 LF 12" SS @ 0.64%
7. PROP CB 7A 4' DIA TIF OL
T/C = 851.70
INV = 847.70
8. PROP 15 LF 12" SS @ 1.33%
9. PROP CB 7A 4' DIA TIF OL
T/C = 851.50
INV = 847.50
10. PROP 24 LF 12" SS @ 3.75%
DAYLIGHT THROUGH WALL
INV 846.60
11. XX
12. PROP 25 LF 12" SS @ X.XX
13. PROP MH TA 4' DIA TIF OL
RIM = XXXXX
INV = XXXXX
14. PROP 61 LF 12" SS @ X.XX
CONNECT TO EXISTING MH
INV 844.XX



- EXISTING STORM TAGS**
- E1. EX STORM INLET
FLOWLINE = 853.66
EX INV = 850.3 5 12" METAL
 - E2. EX CATCH BASIN
EX RIM = 848.69
EX INV = 846.7 (N) 12" CLAY
EX INV = 846.5 (S) 8" PVC
EX INV = 845.5 (E) 12" CP
 - E3. EX 12" CMP
EX INV = 848.4 (N)
 - E4. EX 12" CMP
EX INV = 848.3 (S)
 - E5. EX 8" CMP
EX INV 847.9 (N)
 - E6. EX 8" CMP
EX INV 847.9 (S)

EXISTING WATERMAIN

1. EX 12" WATERMAIN
2. EX WM MH
RIM = 853.25
12" METAL T/PIPE = 848.9
3. EX WM MH
RIM = 853.19
12" METAL T/P = 848.7
4. EX WM MH
RIM = 853.59
12" METAL T/P 848.6
5. EX 6" WATERMAIN
6. EX WM MH
RIM = 851.65
T/PIPE = 845.7
7. EX WM FIRE HYDRANT
8. EX 6" WATERMAIN

EXISTING SANITARY SEWER

1. EX SANITARY MANHOLE
RIM = 853.1 (N) 8" CLAY
EX INV = 845.7 (S) 8" CLAY
EX INV = 845.7 (E) 8" PVC
2. EX SANITARY MANHOLE
EX RIM = 850.55
EX INV = 844.5 (N) 8" CLAY
EX INV = 844.5 (S) 8" CLAY
EX INV = 844.6 (E) 8" PVC

UTILITY CROSSINGS

1. PROP 6" SAN INV = +/-851.3
EX 6" WM T/P = +/-845.7
WMP
2. STORM TO BE REMOVED
EX 24" INV = +/-848.32
EX 6" WM T/P = +/-845.7
3. PROP XX" STORM INV = XXXXX
EX 8" SAN INV = +/-854.17