AGENDA
Planning and Zoning Commission
March 20, 2019
6:00 PM

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES
   1. January 23, 2019 and February 6, 2019

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

E. NEW BUSINESS
   1. Public Hearing – Petition by JLAR Illinois, LLC, represented by James Mason, requesting approval of a special use permit for an “Amusement Establishment (Indoor Sport Simulation Facility)” for a 2.4 acre site zoned “GC” General Commercial District located at 1500, 1502 and 1504 Sycamore Road.

   2. Public Hearing - Petition by Commonwealth Edison Company (ComEd) represented by Scott Saef of Sidley Austin, LLP for approval of a Zoning Map Amendment, upon annexation, from the “SFR1” Single-Family Residential District to the “PD-I” Planned Development – Industrial District and approval of a Zoning Map Amendment from the “HI” Heavy Industrial District to the “PD-I” Planned Development – Industrial District to allow ComEd to expand their existing substation at 1827 Pleasant St. to improve the substation’s reliability and to increase safety and security. Also requested is approval of a Planned Development Preliminary and Final Plan and waivers to the Unified Development Ordinance.

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a Meeting on January 23, 2019 at the City of DeKalb Municipal Building, 200 S. Fourth St., DeKalb, Illinois. Chair Christina Doe called the meeting order at 6:00 PM.

A. ROLL CALL

Recording Secretary, Christine Wang, called the roll. Planning and Zoning Commission members present were Chair Christina Doe, Katharina Barbe, Vicki Buckley, and David Castro. Commissioners Klein, Maxwell, and Wright were absent.

City staff present were City Manager, Bill Nicklas, Principal Planner, Dan Olson and Recording Secretary, Christine Wang

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Christina Doe requested a motion to approve the January 23, 2019 agenda as presented. Ms. Barbe motioned to approve the agenda as presented. Ms. Buckley seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

December 5, 2018 – Ms. Buckley motioned to approve the minutes, Ms. Barbe seconded the motion, and the motion was approved by unanimous voice vote

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

None

E. NEW BUSINESS

1. Public Hearing – Petition for approval of City of DeKalb-initiated text amendments to Chapter 23 “Unified Development Ordinance” of the Municipal Code to amend Article 7.06 to further restrict the type of fences allowed, Article 7.12 to change who authorizes traffic studies, Article 12.03 to allow alternative paving materials for parking lots and driveways, Article 12.04 to modify the landscaping and berming requirements for front, side, and rear yards, Article 13.02 to allow variations for off-site temporary signs, Article 16.03 to change the reference from Board of Appeals to Planning and Zoning Commission regarding appeals, and Article 18 to amend the regulations
regarding the reference to the Board of Appeals, the appeals process and clarifying what variances can be applied for.

Principal Planner Dan Olson went through the staff report dated January 18, 2019. He stated after the December 5th Commission discussion and feedback regarding the proposed amendments to the UDO, a public hearing notice was published. Mr. Olson said that in regards to Article 7.06, the current fence regulations in the UDO are not specific regarding which materials are acceptable. He said that the only type of fence currently restricted is electrified fences, which is prohibited in all zoning districts. He added the proposed language adds chicken wire or any fence constructed of materials not specifically manufactured for use as fence to the list of prohibited fences. Mr. Olson said that language is proposed to allow temporary fences for construction sites, special events, temporary uses as allowed in Article 14.07, and public safety purposes as determined by the Chief Building Official.

Mr. Olson noted that the UDO regulations currently have requirements and criteria for when a traffic study must be conducted, including a minimum threshold for peak hour trips. He said the proposed language changes has the City Engineer approving traffic studies instead of the City Council.

Mr. Olson stated that in regards to Article 12.03(1), the UDO standards currently allow Portland Cement Concrete or Bituminous Concrete (asphalt) as acceptable materials for parking lots and driveways. He said that residents have requested to use materials such as permeable paving (concrete pavers) on private property in various applications. Mr. Olson said that staff worked with the City Engineer to come up with language allowing this material, and that it is recommended for single and two-family applications to require 3” concrete pavers over a minimum of 4” of clean crushed stone base with an allowable additional 1” of fine setting material. Mr. Olson said that additional standards would apply for higher intensity multiple family and commercial uses, and noted that language was included that does not allow concrete pavers in the public right-of-way (parkway) between the curb and the sidewalk. Mr. Olson noted than an email from resident and business owner Steve Irving requested that the proposed language allow for a grass strip in between areas of the paver blocks and would be at a width to cover the tires for vehicles.

Mr. Olson said Article 12.04 of the UDO requires earth sculpting, berms, decorative screening, fences, or walls in yards adjoining a street in addition to the minimum number of trees and shrubs. Mr. Olson stated that the proposed language modifies this requirement so that in lieu of earth sculpting, berms, decorative screening, fences, or walls, that frontage may be 100 percent screened with shrubs that reach a height of three feet at the time of maturity.
Mr. Olson noted at the December 5th Commission meeting, discussion took place regarding a U.S. Supreme Court case in Arizona from 2015 that clarified when municipalities may impose content-based restrictions on signage. He said that the current sign code includes some regulations that base sign restrictions on their content and likely unconstitutional. He said that some miscellaneous amendments to the sign code were discussed by staff with the Commission on December 5th, but until a comprehensive review is done, no amendments are proposed. He said that one small change is proposed to Article 13, which is related to a proposed amendment to Article 18 regarding allowing a variance for off-site temporary signs.

Mr. Olson said that in regards to Article 16.03.01, references to Board of Appeals is changed to the Planning and Zoning Commission. He noted that in Article 18, the Planning and Zoning Commission acts as the Board of Appeals, and that the proposed amendment to Article 18 includes changing references from Board of Appeals to the Planning and Zoning Commission. He also noted that the language changes also include replacing the Chief Building Official with Community Development Director regarding the appeals process outlined in Article 18. He said that amendments are also proposed to clarify the review and public hearing process for variances, which adds two additional criteria to the Findings of Fact for variances. He said that language is also recommended to further clarify what variances can be applied for.

Scott Shirmer of 1744 Kimberly Drive stated that the permeable surfaces issue was initiated by him in regards to a citation he received at his home. He said that he constructed something without understanding that a permit was necessary, and that he ended up receiving a citation. Mr. Shirmer said that he compared ordinances from other cities and asked that the City consider other approaches in allowing paver blocks. He said that the current proposed language was more suitable for an RV and heavier boats/vehicles. Mr. Shirmer noted that requirements could be different for smaller vehicles/boats noting the material requirements could be less for lighter weight ones. Chair Doe thanked Mr. Shirmer for coming and bringing this issue up to the Commission.

Ms. Buckley asked for clarification regarding the amendment to Article 12.03(1). Mr. Olson responded that the paving regulations is in regards to any paving in the driveway and noted that the materials were important to ensure that the vehicle can be supported by the paving. Mr. Castro also noted that the proposed amendment regarding prohibited fences was very open to interpretation and needed to be more specific. Mr. Olson stated he looked into other communities’ fence regulations and came across language that was more encompassing instead of trying to specify and risk leaving some fence materials out.
In relation to Article 7.12, Mr. Castro noted the results of traffic studies vary based on the time of day the traffic counts are conducted and doing a count only on one day is inadequate. Mr. Castro asked if traffic studies were available to the public to view and he would like a more scientific approach to the traffic studies. Chair Doe asked about how peak times are determined. Mr. Olson stated that the language in the Article should not be too specific and should allow the scope of a traffic study be determined on a case by case basis. Ms. Barbe asked if the interested party paying for the traffic study would have a reason to skew the study in their favor. Mr. Olson said the developer of a project pays for the traffic study and the study is reviewed by the City Engineer at a cost paid for by the developer. City Manager Bill Nicklas stated that he has previously worked with traffic engineers and that the traffic study ultimately comes down to the authority of the City staff. Mr. Nicklas also said that the traffic study is not about wait times at a traffic light, but is instead about safety. He said that the City works with worldwide experts across the field and that they establish criteria regarding traffic studies.

Ms. Buckley said that in regards to the pavement, other kinds of paving material should be considered, as suggested by Mr. Shirmer. Mr. Nicklas said that it is important to balance common use and maintenance of the pavement and that regulations are meant to keep the driveways/storage areas lasting a long time and not for the short term. Ms. Barbe said with the language referring to fencing, the City should consider allowing the use of recycled materials. Chair Doe asked that the proposed amendment to 7.06 have language allowing electrical fences for dogs. Mr. Olson said that currently it is not prohibited. Chair Doe also asked if the restrictions regarding concrete pavers covered the public right of way and areas around trees. Mr. Olson clarified that it is in relation to the private driveway and storage areas only. Mr. Shirmer said that he was happy to take any opportunity to further discuss the issues he raised regarding this agenda item.

Ms. Barbe made a motion to continue the public hearing to the PZC meeting on February 6, 2019. Ms. Buckley seconded the motion, and the motion was approved by unanimous voice vote.

F. REPORTS

Mr. Olson mentioned the next Planning and Zoning Commission meeting will be Wednesday, February 6th, and there are two public hearings scheduled. Chair Doe welcomed Mr. Nicklas to the City, and thanked Economic Development Planner Jason Michnick for his service to the City.

G. ADJOURNMENT
Ms. Buckley motioned to adjourn, Mr. Castro seconded the motion, and the motion was approved by unanimous voice vote. The meeting adjourned at 6:52 pm.

Respectfully Submitted

Christine Wang, Recording Secretary

Minutes were approved by the Planning and Zoning Commission on March 20, 2019
The Planning and Zoning Commission held a Meeting on February 6, 2019 at the City of DeKalb Municipal Building, 200 S. Fourth St., DeKalb, Illinois. Chair Christina Doe called the meeting order at 6:00 PM.

A. ROLL CALL

Recording Secretary, Christine Wang, called the roll. Planning and Zoning Commission members present were Chair Christina Doe, Katharina Barbe, Vicki Buckley, Ron Klein, Max Maxwell, and Jerry Wright. Commissioner David Castro was absent.

City staff present were Principal Planner, Dan Olson, Community Development Director, Jo Ellen Charlton, and Recording Secretary, Christine Wang.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Christina Doe requested a motion to approve the February 6, 2019 agenda as presented. Ms. Barbe motioned to approve the agenda as presented. Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

December 19, 2018 – Ms. Buckley motioned to approve the minutes, Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote.

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

None

E. NEW BUSINESS

1. **Concept Plan Review** – Request by 145 Fisk LLC, represented by Nicholas Cronauer, for review of a Concept Plan (Sketch Plan) for a proposed 40-room boutique hotel and associated commercial uses at 145 Fisk Avenue.

   Charles “Chip” Bulson of Genoa, on behalf of Nicholas Cronauer - applicant, stated they would like to restore the building and turn it into a boutique hotel. He noted they had meetings with structural engineers to evaluate its use as a hotel. He presented the concept plan, but stated that there was no landscape
plan yet. He indicated the upper three floors will be lodging and the lower level will be food preparation and service. He said the entryways will be re-done and there will be a new addition to the rear of the existing building. Mr. Bulson said that accessibility features would be added to the hotel, which would include elevators and stairwells for egress. He went over the site plan and access proposed for the site and noting they are providing 54 parking spaces on the plan. He emphasized that the historical presence and significance of this building is one of the reasons why it should be developed into a boutique hotel. He said the existing home at 201 Fisk Ave. to the east of the building may possibly be added to the project to provide better access and parking. Mr. Bulson said that a traffic study would be done in order to determine the proper access to the site and necessary roadway improvements. He responded to comments brought up by the property owner at 521 DeKalb Ave. by indicating they will try to save the trees adjacent to their site, however engineering/grading plans have not been completed yet. He said they would work with the owner of 521 DeKalb Ave. to possibly plant new trees next to their lot to provide shading.

Principal Planner Dan Olson went over the staff report dated February 1, 2019 and the history of the building noting it was originally constructed in 1922 as St. Mary’s Hospital, and following its closure in 1964, the building was used as a girl’s dormitory until its vacancy between 1970-1973. He said that from 1973-1992, the building was owned and used by District 428 for administrative functions, before it was sold and rezoned from “MFR” Multi-family Residential District to the “NC” Neighborhood Commercial District and a special use for medical/dental offices was approved. Mr. Olson stated that those uses were never established and a project to convert the building to luxury lofts by Midwest Estate Development LLC in 2006 also never materialized.

Mr. Olson said the petitioner is the contract purchaser, and the applicant has provided documentation for how they feel the project fits in with the goals of the City’s 2025 Strategic Plan. He said that on December 18, 2018, the City Council voted to approve a Resolution authorizing a Preliminary Development Incentive Agreement for the renovation of the building to a boutique hotel and associated commercial uses. Mr. Olson noted that under the terms of the Agreement, TIF funding would be secured for the project but was contingent upon several items. Those items included obtaining the necessary zoning and plan approvals to accommodate the proposed uses and the applicant to submit preliminary plans, a zoning petition, and the necessary supporting documents within 120 days of approval of the Agreement.

Mr. Olson said several waivers to the UDO would be necessary if the project went forward. He said that one of the waivers will be to the PD-C required 50-foot buffer area adjacent to residential zoned property. He noted that another waiver would include a 10-foot parking setback along Sycamore Road, as the
UDO requires this setback adjacent to any public roadway right-of-way. Mr. Olson also said that a waiver for a 5-foot parking setback along the east and west property lines would be necessary as a 5-foot parking/paving setback is required for all interior lot lines. Mr. Olson said waivers would also be required for landscape quantities due to the reduced setbacks noted.

Chair Doe opened the Concept Plan discussion to public comment.

Robert Carlson of 3 Wedgewood Cove stated that he owns several apartment buildings close to 145 Fisk Ave. and is concerned about noise pollution and parking from the proposed use. He added his tenants are long-term, older tenants, and that noise issues could affect his investment in the properties. He said he does real estate appraisals and is therefore knowledgeable about property values.

Mr. Klein stated to Mr. Bulson that he did not believe the proposed parking was adequate and asked about overflow parking. Mr. Bulson responded they have solutions to overflow parking through discussions between other property owners and an adjacent church. He said that during times when there are no events at the hotel, parking should be adequate based on other hotels he has observed. Mr. Klein said that the proposed access to Sycamore Road could possibly cause accidents due to vehicles coming off of N. 1st St. Mr. Bulson said that those concerns would be addressed through the traffic study. Mr. Maxwell asked if the parking on Fisk Ave. is limited. Mr. Olson said the parking on Fisk Ave. allows unrestricted street parking, and any allowance for reserved parking for the hotel would have to be in a parking agreement.

Ms. Buckley asked about the entrances and exits and parking while it was used as a hospital. Mr. Olson said that he believed parking was likely in the open area behind the building on the property. Mr. Maxwell asked if the property owner was responsible for the improvements to the turn lane. Mr. Olson responded that yes they would be.

Peter Gerlach of 218 Sycamore Rd. said this project caught his attention when the media reported on it as a boutique hotel as part of a downtown revitalization project. He said this hotel sounded expensive and it was not located in the downtown area. He said he had spoken to his neighbors and that he or his neighbors did not want this project to go forward. He cited issues with traffic and reduced property values. Mr. Gerlach added there are traffic problems now and will made worse with this project. Mr. Klein asked Mr. Gerlach if he thought the property values in the neighborhood would be reduced with the continued deterioration of the building. Mr. Gerlach agreed that property values would drop and wished the City would buy it for a park.

Mr. Wright asked about Mr. Bulson’s experience with development. Mr. Bulson stated that he had experience with construction and development, and this project would require more of an internal renovation and that it was not as
large of a project as his others. Mr. Wright asked why a boutique hotel is more attractive than a commercially owned hotel. Mr. Bulson stated the hotel would be a 4-5 star hotel and would be reasonably priced. He said a boutique hotel gives a unique experience and may be higher-quality than a commercially-owned hotel. He said a boutique hotel would therefore provide a higher-quality stay and higher-quality lodging. He said they believe a boutique hotel is needed in the current market. Mr. Wright asked about the first floor and if there were plans for food service in that area. Mr. Bulson said the plan is to have food service and a small eating area, and the food service would be intended for the public and hotel guests.

Chair Doe asked if the restaurant would be open to the public or for guests only. Mr. Bulson stated they would like the restaurant to be open to both. Chair Doe also asked about outdoor seating. Mr. Bulson stated they have not been able to evaluate it yet. Ms. Buckley asked about what kind of food service would be offered. Mr. Bulson stated it would be a higher quality than typical continental breakfasts. Chair Doe asked if the hotel would be locally owned or a national chain, Mr. Bulson responded the hotel would be locally owned.

Mr. Carlson asked if alcohol is going to be served. Mr. Bulson indicated that it was a possibility. Mr. Carlson stated that if a lot of alcohol is served at the hotel on high volume weekends at NIU, it would be a problem for adjacent property owners and residents. Mr. Klein asked if the abandoned hospital has a more or less adverse effect on property values than the proposed development.

Resident Dan Steimel stated the building is in the middle of a historic district and said the guests at the boutique hotel would likely be a more mature group than the ones previously mentioned by Mr. Carlson. He also said the acquisition of 201 Fisk Ave. would help solve the access issue. He said the hotel would be a nice addition to the neighborhood and that apartment buildings also have problems and issues.

Judith Rodeo of 222 Sycamore Rd. asked how many jobs this project would add. Mr. Bulson said that it would create temporary construction jobs, and then also hotel staff that would include four-five full-time employees and a few part-time jobs as well. He also stated the hotel will bring business to the rest of the City.

Nathan Books of 201 Fisk Ave asked about the proposed mechanical equipment on the subject site and stated he works from home and is therefore concerned about noise. Mr. Bulson said the equipment used would be quiet and the HVAC equipment would be on the roof or basement, adding they want a quiet experience for the hotel guests.
Chair Doe asked about the placement of garbage. Mr. Bulson said he planned to have a completely enclosed structure. He stated that garbage service would come twice a week and the dumpster would be located in the northeast area of the site. Chair Doe recommended that garbage should be moved from that area because it would be adjacent to the neighbors. Mr. Bulson said he could do that and coordination of garbage pickup would also be considered to accommodate residents. Chair Doe also asked about the turning ability for emergency vehicles. Mr. Olson said that would be look at in the plan review process.

Mr. Klein asked how they would draw customers to the hotel. Mr. Bulson said that he would be finding customers mostly online. He also said that local manufacturing companies and NIU will bring guests as well. Ms. Buckley asked about signage. Mr. Bulson said they have not looked at it, but it would be minimal. Mr. Maxwell said that parking needs further review and purchasing the home to the east (201 Fisk) would help. Mr. Bulson agreed and said that he will be working with the fire department to ensure that there is enough room for parking.

Mr. Books at 201 Fisk Ave. said he was in support of this project and the property is not quiet as he has made multiple calls to emergency services for vandalism, people living on the property, or breaking and entering. He repeated his concern regarding traffic but voiced his support for the project.

Chair Doe asked if the Commissioners had any more questions or comments.

Mr. Wright said that he would like to see this property developed. Mr. Maxwell and Ms. Barbe agreed. Mr. Maxwell noted concern about parking and access. Mr. Klein expressed concern about the parking and access issues also. Ms. Buckley stated that she would like to see the next step with the questions brought up tonight answered. Chair Doe stated that she wants to see something happen with the building and to see it preserved, but is hesitant to give full support. She noted concern about the access at Sycamore Road.

Mr. Olson said that the concept plan will go to the City Council and that neighboring property owners will also receive official notice from the City when the public hearing takes place.

2. **Public Hearing (continued)** – Petition for approval of City of DeKalb-initiated text amendments to Chapter 23 “Unified Development Ordinance” of the Municipal Code to amend Article 7.06 to further restrict the type of fences allowed, Article 7.12 to change who authorizes traffic studies, Article 12.03 to allow alternative paving materials for parking lots and driveways, Article 12.04 to modify the landscaping and berming requirements for front, side, and rear yards, Article 13.02 to allow variations for off-site temporary signs, Article 16.03 to change the reference from Board of Appeals to Planning and Zoning
Mr. Olson said that this was a continued public hearing from January 23, 2019 and the Commission had recommended staff do additional research on the proposed changes, particularly the alternate materials for driveways and storage areas. Mr. Olson stated that for the fence regulations, the language was amended to be more specific on what materials would be prohibited. He also noted the Commission’s recommendation regarding requiring more days for traffic counts at the last meeting was relayed to the City Engineer for future traffic studies. Mr. Olson stated that in regards to construction requirements for parking lots and driveways, the comments received by Scott Schirmer of 744 Kimberly Drive were reviewed by staff. He said Mr. Schirmer wanted to allow alternate materials for secondary parking/storage areas in residential districts based upon the size of the vehicle/boat/trailer/RV being stored. Mr. Olson stated that the City Engineer reviewed Mr. Schirmer’s suggestions and indicated having paver blocks less than 3” and not on a stone base will cause maintenance problems down the road. Mr. Olson stated the proposed language was not changed.

Chair Doe opened the hearing to public comment.

Donna Gable of 850 Sycamore Rd stated she was in favor of permeable pavers for parking lots, but noted she had fallen at Van Buer Plaza when it was iced over. She added that after contacting the City, she learned that there was not much the City could do because the same chemicals used on streets could not be used on the parking lot because of the paver bricks. She asked that the material regarding permeable paving be considered as well.

Chair Doe gave one more opportunity for public comment. There was none.

Chair Doe closed the public hearing.

Chair Doe asked if the Commissioners had any more questions or comments.

Mr. Maxwell made a motion to recommend to the City Council approval of text amendments to the following Articles of Chapter 23 “Unified Development Ordinance” of the Municipal Code: Article 7.06 to further restrict the type of fences allowed, Article 7.12 to change who authorizes traffic studies, Article 12.03 to allow alternative paving materials for parking lots and driveways, Article 12.04 to modify the landscaping and berming requirements for front yards, Article 13.02 to allow variations for off-site temporary signs, Article 16.03 to change the reference from Board of Appeals to Planning and Zoning Commission regarding appeals, and Article 18 to amend the regulations regarding the reference to the Board of Appeals, the appeals process and
clarifying what variances can be applied for as shown on Exhibit A of the staff report. Seconded by Mr. Wright.

A roll call vote was taken. Ms. Barbe – yes, Ms. Buckley – yes, Mr. Klein – yes, Mr. Maxwell – yes, Mr. Wright – yes, Chair Doe – yes. Motion passes 6-0-1. Mr. Castro was absent.

F. REPORTS

Mr. Olson mentioned the next Planning and Zoning Commission meeting will be Wednesday, February 20th, and there are no public hearings scheduled. Ms. Buckley asked about updates on projects that had previously come before the Commission. Mr. Olson stated that he will provide the updated list of development projects to the Commission.

G. ADJOURNMENT

Ms. Buckley motioned to adjourn, Mr. Klein seconded the motion, and the motion was approved by unanimous voice vote. The meeting adjourned at 7:44 pm.

Respectfully Submitted,

Christine Wang, Recording Secretary

Minutes were approved by the Planning and Zoning Commission on March 20, 2019.
TO: DeKalb Planning and Zoning Commission
FROM: Dan Olson, Principal Planner
RE: Special Use Permit for an “Amusement Establishment (Indoor Sport Simulation Facility)” for 1500-1504 Sycamore Road

I. GENERAL INFORMATION

A. Purpose Approval of a Special Use Permit for an “Amusement Establishment (Indoor Sport Simulation Facility)”

B. Location/Size 1500-1504 Sycamore Road /2.4 acres

C. Petitioner JLAR Illinois, LLC, represented by James Mason

D. Existing Zoning “GC” General Commercial District

E. Existing Land Use Vacant commercial building

F. Proposed Land Use Indoor Sports Simulation Facility with a bar and video gaming machines

G. Surrounding Zoning and Land Use
   North: GC; various commercial uses
   South: GC; various commercial uses
   East: SFR2 and MFR1; single-family and multi-family residential
   West: GC and SFR2; various commercial uses, park

H. Comprehensive Plan Designation Commercial
II. BACKGROUND AND ANALYSIS

The applicant is proposing to establish an “Amusement Establishment (Indoor Sport Simulation Facility)” in an 11,890 square foot currently vacant tenant space in the building at 1500-1504 Sycamore Road (Parkview Business Center). The building is part of a small shopping center under single-ownership and includes a total of five buildings. The proposed space was formerly used for a furniture store and professional offices. A floor plan is included in the background material and includes a warming kitchen and take-out pizza area, a full bar with video gaming (five machines), and a sport simulation area with seven bays for sports simulators. The amusement establishment (sports simulation facility) part of the operation requires a special use in the “GC” General Commercial District. The bar/food preparation and video gaming are accessory to the sports simulation facility operation. Seating is provided for about 54 persons inside the facility. Sport simulators are a combination of video, camera and computer equipment that allow participants to simulate engagement in a number of different sports indoors, including golf, soccer and other games. The sports simulation area will take up about 8,530 sq. ft. of the tenant space and the restaurant/bar/video gaming area will encompass about 3,360 sq. ft. On February 25, 2019, the City Council approved an amendment to the liquor code of the City to create a new category of regulated liquor licenses to be called “Indoor Sports Simulator Facilities”. The classification falls under the Hospitality category in the code.

Within the sports simulation area, there is a counter for participants to register and purchase merchandise, and there is also a pickup window for the bar. The owner’s concept is to permit the bar area to be utilized by those 21 and older, and to permit the pizza take-out and sports simulation areas to be used by all ages. Persons within the sports simulation area would be permitted to consume alcoholic beverages if they were of legal age. The permitted hours of sale for bar and hospitality sales are 6:00 a.m. to 1:00 a.m. Monday through Thursday, 6:00 a.m. to 2:00 a.m. Friday through Saturday, and 10:00 a.m. to 1:00 a.m. on Sundays. The sports simulation areas can remain open even outside of the permitted hours for the bar liquor sales. The applicant has indicated in the background material that they plan to keep the sport simulation area open 24 hours a day as well as the pizza pick-up area. The inclusion of a staffed counter in the sports simulation area provides the owner with facilities to be able to supervise the consumption of alcoholic beverages in that area, and to ensure that no persons under 21 are being served. Please note that approval of the special use would not constitute approval of a liquor license for the proposed premises. Approval of the license would require approval by the City Council and the applicant would have to meet all the requirements of the City liquor code.

The subject site and building are mostly surrounded by commercial uses including restaurants, a video gaming establishment, cash store, retail uses, business/medical offices and the IL Secretary of State’s and Dept. of Human Services Office. Single-family residential uses lie to the east of the site and a small multi-family development is to the northeast of the property.

There are a total 189 parking spaces provided in the lots in the shopping center and parking is shared between the various parcels with some reserved spaces. Cross easements for ingress and
egress and easements for parking exist on the site. There are approximately 166 parking spaces required based upon the parking formulas in the UDO for the various uses.

With special use permits the City can adopt conditions and also we typically look for improvements that can be made to the property to bring it more into compliance with the UDO. The only conditions recommended are to fully screen the existing trash dumpster to the east of the cash store, installing some landscaping along the Sycamore Road frontage and to submit a site plan or survey indicating the number of required and provided parking spaces on the subject site prior to any building permits being issued for the special use. The landscaping required is based upon the UDO standard for yards abutting the street and will include 56 shrubs and half of the required shade trees.

III. STANDARDS OF A SPECIAL USE

1. The proposed special use complies with all provisions of the applicable district regulations.

The proposed Amusement Establishment (Indoor Sport Simulation Facility) will comply with all regulations of the “GC” General Commercial District and the UDO. Adequate parking is provided on-site and landscaping will be added along the Sycamore Road frontage to bring it into more compliance with the UDO.

2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. The site has been zoned commercial for decades and the commercial building where the proposed special use will locate has existed on the site for several decades also. The subject site is in proximity to a variety of other commercial uses including uses including restaurants, a video gaming establishment, cash store, retail uses, business/medical offices and offices for the state of Illinois. Residential uses exist to the east of the site, however the intensity of the proposed special use will not be any greater than the previous uses in the tenant space.

3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The granting of the special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding area is already developed with a variety of commercial uses and some residential uses to the east of the site.
4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

Adequate public services are already provided to the subject site.

5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.

The proposed special use will not be detrimental to the permitted developments and uses on the site or to the surrounding area. The building has previously contained commercial uses. The proposed special use will take up a vacant commercial building along Sycamore Road and will be an economic benefit to the corridor.

IV. CITIZEN RESPONSE/COMMENTS

We receive a letter from First Rockford Group who own the shopping center at the northeast corner of Sycamore Road and E. Dresser Road (Fitzworks) and mentioned support for the proposal in their letter. We also received a Citizen Response Form from Gregory Clark of 1407 N. 14th St. who was in support of the proposal but wanted to see more specifics regarding alley access, parking and noise. Both the letter and Citizen Response Form are in your packets and will be made part of the record at the hearing.

V. RECOMMENDATION

Sample Motion:

Based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a Special Use Permit for a “Amusement Establishment (Indoor Sport Simulation Facility)” on the subject site located at 1500-1504 Sycamore Road in the subject tenant space shown on Exhibit A and per the conditions as indicated on Exhibit B.
Exhibit B

1. The trash dumpster on the northern portion of the site shall be fully enclosed within 60 days after approval of the special use permit by the City Council.

2. Landscaping shall be added to the frontage along Sycamore Road to include seven shade trees (min. 2½” caliper) and 56 shrubs and to be installed within 60 days after approval of the special use permit by the City Council.

3. The number of required and provided parking spaces be documented on the survey/site plan and submitted with any building permits required for the special use permit.
SPECIAL USE PERMIT PETITION

TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): James Mason Telephone: (815) 756-1198
Petitioner’s Representative: Cell: (815) 901-4309
Mailing Address: 120 N Annie Glidden Rd Email: whitingso@masonproperties.com
DeKalb, IL 60115

Property Owner: JLR Illinois, LLC Telephone: (815) 756-1198
Mailing Address: 120 N Annie Glidden Rd Cell: (815) 901-4309
DeKalb, IL 60115 Email: whitingso@masonproperties.com

1. The petitioner hereby petitions the City of DeKalb to approve a Special Use Permit for the following property:

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper: Parcel# - 0814278007

B. Street Address or Common Location: 1500+1502+1504 Sycamore Rd

C. Size (square feet or acres): 33120 sq. feet Bar / 8520 sq. feet Golfing Center

D. Existing Zoning District: General Commercial

E. Proposed Special Use: Amusement Establishment- Indoor Sport Simulation

F. Proposed Use and Description: On a separate piece of paper, describe the proposed use’s characteristics such as operating hours, number of employees, capacity of facility, etc. Also, indicate whether or not the proposed use would: a) be in conformance with City’s Comprehensive Plan and how the proposed use may; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public’s health, safety, and welfare; and e) in conformance with all elements of the “UDO,” Unified Development Ordinance.

Updated: March 2017
2. The petitioner hereby submits the following information:
   - Vicinity map of the area proposed for the special use
   - List of current owner and mailing addresses of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned
   - Petition fee ($500.00)
   - 6 full size copies and an electronic copy on a disk of a site plan, which must show the following items:
     - Property dimensions
     - Location and use of proposed structure
     - Number and location of parking spaces and loading area
     - Location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses
     - Location, type, and height of fencing or walls
     - Location and width of driveways and curb cuts; internal traffic patterns
     - Floor area (square footage)
     - Location of exterior lighting
     - Location, type, and height of signage
     - Direction of storm water flow, location of detention area

   (Note to Petitioner: A site plan for a special use permit is intended to be a schematic plan only. All plans must eventually conform to other City standards prior to the issuance of any building permits or other permits.)

3. The petitioner hereby states that a pre-application conference ☐*was ☐ was not held with City staff prior to the submittal of this petition.

   *Date of pre-application conference: ____________________________
   Those in attendance: __________________________________________

   *(Note to Petitioner: A pre-application conference with staff is highly encouraged to avoid delays and help in the timely processing of this petition.)*

4. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.

5. The petitioner has read and completed all of the above information and affirms that it is true and correct.

Updated: March 2017
6. Petitioner/property owner(s) hereby give the City of DeKalb permission to post a public notice sign(s) on the subject property.

[Signatures]

Petitioner Signature [Signature]

Petitioner Signature [Signature]

2.12.19
Date 2.14.19

Subscribed and sworn to before me this _______ day of ____________________, 20__. [Stamp]

______________________________
Notary Public Signature

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Special Use Permit petition as described above (petitioner must sign if s/he is the owner).

[Signatures]

Property Owner Signature [Signature]

Property Owner Signature [Signature]

2.12.19
Date 2.14.19

Subscribed and sworn to before me this _______ day of ____________________, 20__. [Stamp]

______________________________
Notary Public Signature

Updated: March 2017
6. Petitioner/property owner(s) hereby give the City of DeKalb permission to post a public notice sign(s) on the subject property.

[Signatures and dates]

[Notary Public Signature]

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Special Use Permit petition as described above (petitioner must sign if she is the owner).

[Signatures and dates]

[Notary Public Signature]
Mason Properties
Proposed Indoor Golfing & Bar Renovation Project
1500 Sycamore Road DEKALB, ILL 60115

Proposed Bar & Warming Kitchen Plan Layout
Existing 3,300 Square Feet Space

Proposed Golfing Center Plan Layout
Existing 5,000 Square Feet Space

Revised Floor Plan Layout
Dekalb, Illinois
Scale Not to Scale 01-30-2009
Mason Properties
Proposed Indoor Golfing & Bar Renovation Project
1500 Sycamore Road DEKALB, ILL 60115

PROPOSED BAR & WARMING KITCHEN PLAN LAYOUT
EXISTING 3,360 SQUARE FEET SPACE

PROPOSED BAR & WARMING KITCHEN PLAN LAYOUT
EXISTING 3,360 SQUARE FEET SPACE

REVISED FLOOR PLAN LAYOUT
DEKALB, ILLINOIS
We are proposing to use the property located at 1500-1504 Sycamore Rd in DeKalb for an amusement establishment-Indoor golf simulation. We will also have a bar and restaurant that will supply beverages as well as pizza, sandwiches, etc. The bar/restaurant area will encompass 3360 square feet of the space and the golf simulation area will encompass 8530 square feet.

The golf simulation area will be open up to 24 hours a day as well as the restaurant pick up area. The bar will be open only during the hours that are allowed per the liquor code and ordinances. Our business will not hinder property values or impact future land use as we are already in a general commercial district.
NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Wednesday, March 20, 2019, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on the petition by JLAR Illinois, LLC, represented by James Mason, requesting approval of a special use permit for an “Amusement Establishment (Indoor Sport Simulation Facility)” for a 2.4 acre site zoned “GC” General Commercial District located at 1500, 1502 and 1504 Sycamore Road, DeKalb, IL with a Parcel Identification Number (PIN) of 18-14-278-007.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 200 South Fourth Street, DeKalb, Illinois, 60115 by 5:00 p.m. on Wednesday, March 13, 2019. Additional information regarding the public hearing can be found on the City of DeKalb’s web page at https://www.cityofdekalb.com/1103/Public-Hearings or by calling the Community Development Department by calling (815) 748-2361.

Christina Doe, Chair
DeKalb Planning and Zoning Commission
March 8, 2019

City of DeKalb
Mr. Dan Olson
Principal Planner
200 South Fourth Street
DeKalb, Illinois 60115

Re: Letter of Support - JLAR Illinois, LLC Request for Special Use Permit
1500-1504 Sycamore Road, DeKalb, IL

Dear Mr. Olson,

I am writing on behalf of DeKalb-Harlem, L.L.C., the owner of DeKalb Shopping Center, to support and encourage the Planning and Zoning Commission in approving the proposed special use permit for an “Amusement Establishment” at 1500, 1502 and 1504 Sycamore Road. As longtime owner of the DeKalb Shopping Center, which is located directly northeast of the proposed special use permit, we believe the proposed use will bring new customers and much needed energy to the surrounding area.

There is an urgent need for new business given the number of vacancies in the area. It is important to explore new options, and the proposed use appears to be the type of destination that will bring more foot traffic to the area, which should also result in additional economic activity for the surrounding businesses. We are very attuned to the economic struggles the aging commercial district has faced, and we feel this concept is one that is both creative and revitalizing.

We strongly believe adding this use to the area will benefit residents and businesses alike, and we give our full support to JLAR Illinois, LLC. We highly recommend that the DeKalb Planning and Zoning Commission approve the special use permit for an “Amusement Establishment (Indoor Sports Simulation Facility)” for the 2.4 acre site located at 1500,1502, and 1504 Sycamore Road in DeKalb, Illinois.

Thank you,

FIRST MIDWEST GROUP for
DeKalb-Harlem, L.L.C

[Signature]

Sunil Puri
Member
1500-1504 Sycamore Road
Citizen Response Form

Owners Name: Gregory L. Clark

Property Address: 1407 N. 14th Street

Basic Input:

☐ I support the proposal.
☒ I support the proposal in general but would like to see specifics before I decide.
☐ I do not support the proposal.

Written Comments:

Concerus:

1. Alley Access
2. Parking
3. Noise
LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Wednesday, March 20, 2019, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on the petition by Commonwealth Edison Company (ComEd) represented by Scott Saef of Sidley Austin, LLP for approval of a Zoning Map Amendment, upon annexation, from the “SFR1” Single-Family Residential District to the “PD-I” Planned Development – Industrial District for the property described below in Legal A and approval of a Zoning Map Amendment from the “HI” Heavy Industrial District to the “PD-I” Planned Development – Industrial District for the property described below in Legal B. The request is to allow ComEd to expand their existing substation at 1827 Pleasant St., DeKalb, IL to improve the substation’s reliability and to increase safety and security. Also requested is approval of a Planned Development Preliminary and Final Plan and waivers to the Unified Development Ordinance as follows: Article 7.06(8) to permit the use of barbed wire at a 45-degree angle away from the interior of the property within the front, side and rear yards, Article 9.04(1) to not require a zoning lot to abut a public street, Article 9.04(2) and 9.05(5) to waive the minimum standards for a private drive, Article 12.03(1) to waive the requirement for driveways to be asphalt or concrete and any other approvals as required for the subject property to allow for the construction as proposed. The site is commonly known as 1827 Pleasant St., DeKalb, IL and has Parcel Identification Numbers (PIN) of 18-13-376-001, 08-24-127-008, 08-24-105-009, 08-24-105-007 and 08-24-127-009.

Legal A

PARCEL 1: (PARCEL 1 FROM 1948 DEED 212049 BOOK 189 PAGE 105 AND 1ST PART OF PARCEL 6 FROM 1956 DEED 280418)

NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 29 MINUTES WEST ALONG SAID NORTH LINE OF SAID NORTHWEST QUARTER, 1357.20 FEET TO A POINT IN THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 29 MINUTES EAST 540.00 FEET TO THE WESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S RIGHT OF WAY; THENCE SOUTH 12 DEGREES 58 MINUTES 315.80 FEET MORE OR LESS TO A POINT HEREINAFTER REFERRED TO AS “POINT A” IN A LINE PARALLEL TO AND 50.00 FEET MORE OR LESS WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S MAIN LINE RIGHT OF WAY AND IN A LINE PARALLEL TO AND 50.00 FEET MORE OR LESS NORTHERLY MEASURED RADIALY FROM THE CENTER LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S LEAD TRACK TO RUDOLPH WURLITZER COMPANY, AS SAID LEAD TRACK WAS LAID AND OPERATED ON DECEMBER 3, 1947, ACROSS THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE WESTERLY ALONG SAID PARALLEL LINE 874.20 FEET (MEASURED = 876.03 FEET) TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; SAID PARALLEL LINE BEING THE ARC OF A CIRCLE CONCAVE TO THE SOUTH, THE CHORDS OF WHICH BEGINNING AT SAID “POINT A” ARE: 1) NORTH 57 DEGREES 18 MINUTES WEST 100.00 FEET; 2) NORTH 67 DEGREES 49 MINUTES WEST 100.00 FEET; 3) NORTH 75 DEGREES 41 MINUTES WEST 100.00 FEET; 4) NORTH 80 DEGREES 34 MINUTES WEST 100.00 FEET; 5) NORTH 86 DEGREES 18 MINUTES WEST 62.55 FEET TO A POINT IN A LINE PARALLEL WITH AND 135.00 FEET EAST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 AND SAID POINT BEING 1124.00 FEET NORTH OF THE NORTH LINE OF PLEASANT STREET IN THE CITY OF DEKALB; 6) SOUTH 88 DEGREES 10 MINUTES WEST 37.55 FEET; 7) SOUTH 82 DEGREES 07 MINUTES WEST 100.00 FEET; 8) SOUTH 74 DEGREES 25 MINUTES WEST 100.00 FEET; 9) SOUTH 62 DEGREES 22 MINUTES WEST 100.00 FEET; 10) SOUTH 55 DEGREES 00 MINUTES WEST 74.40 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, WHICH POINT IS SOUTH 34 DEGREES 55 MINUTES WEST 361.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 55 MINUTES WEST 361.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART WEST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24. PARCEL 2 CONTAINS 105,132 SQUARE FEET OR 2.42 ACRES. TOTAL COMBINED PARCELS CONTAIN 244,645 SQUARE FEET OR 5.62 ACRES.

Legal B

PARCEL 2: (PARCEL 2 FROM 1948 DEED 212049 BOOK 189 PAGE 105 AND 2ND PART OF PARCEL 6 FROM 1956 DEED 280418) PREVIOUSLY ANNEXED THAT PART OF THE
NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 29 MINUTES WEST ALONG SAID NORTH LINE OF SAID NORTHWEST QUARTER, 1357.20 FEET TO A POINT IN THE EASTERLY LINE OF THE WEST RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 29 MINUTES EAST 540.00 FEET TO THE WESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY’S RIGHT OF WAY; THENCE SOUTH 12 DEGREES 58 MINUTES 315.80 FEET MORE OR LESS TO A POINT HEREAFTER REFERRED TO AS “POINT A” IN A LINE PARALLEL TO AND 50.00 FEET MORE OR LESS WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY’S MAIN LINE RIGHT OF WAY AND IN A LINE PARALLEL TO AND 50.00 FEET MORE OR LESS NORTHERLY MEASURED RADIALY FROM THE CENTER LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY’S LEAD TRACK TO RUDOLPH WURLITZER COMPANY, AS SAID LEAD TRACK WAS LAID AND OPERATED ON DECEMBER 3, 1947, ACROSS THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE WESTERLY ALONG SAID PARALLEL LINE 874.20 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; SAID PARALLEL LINE BEING THE ARC OF A CIRCLE CONCAVE TO THE SOUTH, THE CHORDS OF WHICH BEGINNING AT SAID “POINT A” ARE: 1) NORTH 57 DEGREES 18 MINUTES WEST 100.00 FEET; 2) NORTH 67 DEGREES 49 MINUTES WEST 100.00 FEET; 3) NORTH 75 DEGREES 41 MINUTES WEST 100.00 FEET; 4) NORTH 80 DEGREES 34 MINUTES WEST 100.00 FEET; 5) NORTH 86 DEGREES 18 MINUTES WEST 62.55 FEET TO A POINT IN A LINE PARALLEL WITH AND 135.00 FEET EAST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 AND SAID POINT BEING 1124.00 FEET NORTH OF THE NORTH LINE OF PLEASANT STREET IN THE CITY OF DEKALB; 6) SOUTH 88 DEGREES 10 MINUTES WEST 37.55 FEET; 7) SOUTH 82 DEGREES 07 MINUTES WEST 100.00 FEET; 8) SOUTH 74 DEGREES 25 MINUTES WEST 100.00 FEET; 9) SOUTH 62 DEGREES 22 MINUTES WEST 100.00 FEET; 10) SOUTH 55 DEGREES 00 MINUTES WEST 74.40 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, WHICH POINT IS SOUTH 34 DEGREES 55 MINUTES WEST 361.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 55 MINUTES WEST 361.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THAT PART EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, PARCEL 3: (BEING THE TWO PARCELS IN 1984 DEED 84-1478) PREVIOUSLY ANNEXED THE NORTH 400.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY’S 100.00 FOOT RIGHT OF WAY, WHICH RIGHT OF WAY LINE IS PARALLEL TO AND 50.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 200 South Fourth Street, DeKalb, Illinois, 60115 by 5:00 p.m. on Wednesday, March 13, 2019. Additional information regarding the public hearing can be found on the City of DeKalb’s web page at https://www.cityofdekalb.com/1103/Public-Hearings or by calling the Community Development Department by calling (815) 748-2361.

Christina Doe, Chair
DeKalb Planning and Zoning Commission
Existing view of ComEd substation from Peace Road looking northwest
Proposed view of ComEd substation from Peace Road looking northwest
ComEd entrance drive

Existing view of ComEd entrance drive from Pleasant Street looking north
Proposed view of ComEd entrance drive from Pleasant Street looking north
Existing view of ComEd entrance drive ~650 feet from Pleasant Street looking north
Proposed view of ComEd entrance drive ~650 feet from Pleasant Street looking north.
View of site looking northeast towards existing substation equipment, buildings and structures
ANNEXATION, REZONING AND PROJECT EXPLANATION

Commonwealth Edison Company (“ComEd”) has owned for some time a 9.44-acre parcel at 1827 Pleasant Street in DeKalb (the “Property”) on which is developed an electrical substation known as TSS-83, Glidden (the “Substation”). The Property consists of two parts. The southern 3.82-acre portion lies in the City of DeKalb and is vacant and undeveloped, aside from four electrical transmission structures and an approximate 20-foot-wide gravel private access drive. The northern 5.62-acre portion lies in unincorporated DeKalb County and is developed in its southern portion with the existing Substation. The northern portion of the unincorporated area is undeveloped, aside from an existing electrical transmission structure.

ComEd proposes an expansion of the Substation to the south, primarily within the area of its Property which is already within the City, to improve the Substation’s reliability and also to boost Substation safety and security. Currently, given the older electrical layout of the Substation, the failure of a single breaker could cause an outage of the Substation as a whole. Further, the failure of a single transformer will take two transformers off line in light of the current engineering configuration. Finally, any maintenance of an individual transformer undertaken within the Substation requires taking the entire 138 kV system within the Substation off-line, increasing loads for surrounding substations.

The expanded Substation area has the primary purpose of converting the Substation’s current “straight” electrical bus layout to a more current and resilient “ring” bus system. Within this ring bus system will be several new transformers at the Substation. The new equipment and the wholesale rearrangement of the Substation’s electrical engineering will, for added reliability, smooth out the electrical flows through the Substation for the four 138 kV transmission lines which terminate there. Accompanying the 138 kV improvements will be improvements and adjustments to the 12 kV and 34 kV electrical feeders supported by the Substation. These feeders provide distribution-level electrical service to the DeKalb Airport and a variety of areas within and adjacent to the City.

Aside from the re-arranged and expanded electrical equipment within the Substation, new structures within the expanded Substation will be kept to a minimum. One new 13-foot-tall substation control building of 3,000 square feet is planned. A second existing 768 square-foot substation control building will be expanded by approximately 288 square feet for an expanded square foot total of 1,056 square feet. To update security, the existing exterior fence will be replaced with a new chain-link fence which is 7 feet tall plus 12” of barbed wire at the top. A stormwater detention area of 1.76-acre-feet will be installed north of the expanded Substation and the existing private access drive extending north of Pleasant Street will be newly paved to the southern property line of the Substation (currently this private access drive is primarily a gravel surface). The area within the Substation must, for safety reasons and worker protection, remain with a gravel surface. Two types of gravel surfaces are proposed – one intended to accommodate occasional inspection and maintenance vehicles and the other intended for the area of electrical equipment and control buildings.

Given the current split jurisdiction of its Property and its plan to construct the expanded portion of the Substation within the City. ComEd proposes to annex to the City the northern portion of its Property and to rezone this area from SFR-1 (the zoning district which
would apply to the newly annexed area by operation of Section 4.05 of the UDO) to Planned Development-Industrial ("PD-I"). Similarly, the incorporated area of the Property is proposed to be rezoned from the HI district to PD-I. As part of rezoning to the PD-I District, ComEd proposes a build-out of the expanded Substation in accordance with a Development Plan (ComEd is concurrently submitting a Preliminary and Final Development Plan).

In connection with its Preliminary and Final Development Plan, ComEd proposes a limited set of variances from the UDO requirements. These variances are listed below with a short explanation of the reason for each request:

• **Section 9.04(1):** All “lots” created after the effective date of the UDO must “abut” a public street. The UDO does not contain a definition of “lot” so it is presumed for purposes of Section 9.04(1) that “lot” is intended to be construed as a “zoning lot.” Upon annexation, the Property as a whole will be a new “zoning lot” and will not directly abut a public street but will continue to do so through pre-existing private access easement rights which will remain unchanged and unaffected by the larger Substation area.

• **Section 9.04(2) and 9.05(5):** These provisions appear to set forth minimum standards for private roads. ComEd’s Substation is served by a gravel drive, but this is an unmanned facility which is accessed only occasionally by ComEd and its authorized contractors for maintenance and inspection purposes. The facility is not open to the public and is fully secured. ComEd proposes to pave its private access drive at the same time as it undertakes its Substation expansion, but the paving project may not meet the precise standards of the UDO (for example, the access drive will not include sidewalks or include a minimum of 10” aggregate base and 2 1/2” minimum of bituminous concrete surface). No detriment to the public health, safety and welfare would result from this variance given the highly limited use of the access driveway. In fact, public health and safety would be enhanced given the conversion of the private drive from gravel to a paved surface.

• **Section 12.03(1):** This portion of the UDO requires areas used for motor vehicle circulation to be constructed with concrete. ComEd’s Substation is unmanned and will only host (and for limited duration) occasional maintenance and inspection vehicles. For electrical and worker safety, the area within a substation must be comprised of porous material, so that any water drains quickly and does not become a conducive hazard.

The proposed annexation and rezonings would be in full conformance with the City’s Comprehensive Plan. The 2005 Comprehensive Plan Map identifies the future land use of

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1 Note that for purposes of clarity, the following provisions of the UDO were considered for a determination of whether a variation would be needed and no variation was considered necessary: (1) Section 7.06(8), which appears to restrict how barbed wire is used when barbed wire is deployed in a front, side or rear yard – no part of the Substation fence will be situated in a required yard so no variation has been requested even through the entirety of the Substation fence will include one strand of barbed wire of 18” in length extending 90 degrees above the planned 7’-tall chain-link exterior fence; and (2) Section 5.12.04(4), which limits “buildings” in the HI zoning district to 75’ – as the Property will be zoned PD-1, it is assumed that this provision does not apply to the Property and further that no “building” (as such word is defined in the UDO) will exceed 75’ in height. To the extent that the City disagrees with our analysis and believes that these variations are, in fact, needed, we ask that our application be considered to include requests for these variations.
the incorporated portion of the Property to be HI zoning (its current district) and the future land use of the unincorporated area of the Property to be transportation and utilities, perfectly suited to the existing and continued public utility use of the Property. Further, the 2005 updates to the City’s Comprehensive Plan recommend that future annexations be undertaken only with the use of an accompanying annexation agreement and through a planned development zoning approach – precisely the case with ComEd’s proposal.

ComEd’s proposed Substation expansion should only enhance public health, safety and welfare through the resulting increased reliability enhancements at the completion of the project. The project is ideally situated – buffered by current or former railroad rights-of-way to the east, west and north and by heavy industrial uses to the south. In fact, the Substation’s existing electrical equipment is barely visible from Pleasant Street and from Peace Road and this should not change upon completion of the project.

ComEd intends to commence site development work on this $20 million-plus project in spring 2019 so that the project will be completed and placed in service by the end of 2020 to meet reliability commitments made by ComEd to the region’s transmission system operator (PJM).
FENCE DETAIL - TSS 83

COMED 2-26-19
## A. APPLICANT

<table>
<thead>
<tr>
<th>Name</th>
<th>Scott Saef, Sidley Austin LLP</th>
<th>Phone (Office)</th>
<th>312-853-4159</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>One S. Dearborn St.</td>
<td>Phone (Cell)</td>
<td>773-218-1866</td>
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<tr>
<td>City, State, ZIP</td>
<td>Chicago, IL 60603</td>
<td>Email</td>
<td><a href="mailto:ssaef@sidley.com">ssaef@sidley.com</a></td>
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</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Commonwealth Edison Company</th>
<th>Phone (Home)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181</td>
<td></td>
</tr>
<tr>
<td>City, State, ZIP</td>
<td></td>
<td>Phone (work)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Email</td>
</tr>
</tbody>
</table>

## B. PROPERTY

1. Common Address or Location 1827 Pleasant St.

2. Parcel #(#s) 08-13-376-001, 08-24-127-008

3. Legal Description (if necessary, briefly describe here and reference the full legal description on the Plat)

   See attached Exhibit A

4. Size of the total area being annexed (sq. ft. or acres) 5.62 AC

5. Number of electors (i.e., registered voters) who reside on the property to be annexed 0

6. Property to be annexed (select one):

   - [X] is contiguous to the existing corporate limits of the City of DeKalb.
   - [ ] is not contiguous to the existing corporate limits of the City of DeKalb

## C. PRE-APPLICATION CONFERENCE

A Pre-application Meeting with City staff is required prior to the acceptance of this application, per Unified Development Ordinance 5.13.10(1).

**Date of meeting** January 17, 2019

Individuals in attendance Dan Olson and Zac Gill (City); Frank Carter (ComEd); Scott Saef (Sidley); Darren Olson and Dave Buckley (Christopher B. Burke Engineering); Frank Godawski (Burns & McDonnell); George Gaulrapp (ComEd)
D. CHECKLIST

Below are the minimum criteria necessary to properly process your application. Each item must be checked by the applicant to signify it is provided on this form or on other attached pages. Failure to submit all required information will result in delays in the City's consideration of this application, per UDO 15.07.1.

☒ 1. Filing Fee: $300
☒ 2. One original and six (6) copies of a Corporate Limits Extension Map and/or Plat of Survey of the property to be annexed (Exhibit B)
☐ 3. Signatures of the majority of the electors residing on the property to be annexed N/A
☐ 4. Attached documentation on additional page(s) supplying the following:
   ☑ Explain the reason for the annexation request.
   ☑ Describe in detail how the request will be in conformance with the City's Comprehensive Plan.
   ☑ Demonstrate how the annexation request will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb. (See attached explanation -- Exhibit C)

E. The petitioner hereby agrees that this petition will be placed on the Plan and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.

F. The applicant hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission Public Hearing Procedures.

G. The applicant has read and completed all of the above information and affirms that it is true and correct.

\[Signatures\]

Petitioner Signature

Date: 2-5-19

Petitioner Signature

Date

Subscribed and sworn to before me

This 57th day of February 2017.

\[Signature\]

Notary Public Signature

March 2018
I hereby affirm I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).

[Signature]
Property Owner Signature

2/15/19
Date

[Signature]
Property Owner Signature

[Signature]
Notary Public Signature

This 5th day of February, 2019.
TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Scott Saef, Sidley Austin LLP
Petitioner's Representative
Telephone: 312-853-4159
Cell: 773-218-1866
Email: ssaef@sidley.com

Chicago, IL 60603

Property Owner: Commonwealth Edison Company
Telephone: 630-576-7150
Mailing Address: c/o Kendall Hodge
4th Floor; Oakbrook Terrace, IL 60181
Email: kendall.hodge@comed.com

1. The petitioner hereby petitions the City of DeKalb to rezone the following property:

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper. See attached Exhibit A for legal

FINs: 08-13-376-001, 08-24-127-008, 08-24-105-009, 08-24-105-007 and
08-24-127-009

B. Street Address or Common Location: 1827 Pleasant St.

C. Size (square feet or acres): 9.44 AC

D. Existing Zoning District: SFR-1/upon annexation -- (northern portion) and HT (southern portion)

E. Proposed Zoning District: PD-I

F. Reason for request: On a separate piece of paper, describe the reasons for the rezoning request and the intended types of land uses, if any, for the property. Also, indicate whether or not the proposed rezoning would:
   a) be in conformance with the City's Comprehensive Plan and how the proposed rezoning may;
   b) impact adjacent existing and future land uses;
   c) impact adjacent property values; and
   d) impact the general public's health, safety and welfare. See attached Exhibit B explanation
2. The petitioner hereby submits the following information:
   - ✓ Vicinity map of the area proposed for the special use (see Exhibit C)
   - ✓ List of current owner and mailing addresses of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned (to be provided by City)
   - ✓ All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided on a CD, DVD or flash device that will become part of the application file
   - ✓ Petition fee ($500.00)

3. The petitioner hereby states that a pre-application conference ✓ was □ was not held with City staff prior to the submittal of this petition.

   *Date of pre-application conference: January 17, 2019*

   Those in attendance: Dan Olson, Zac Gill, Scott Saef, Frank Carter, Darren Olson, Dave Buckley, Frank Godawski, George Gaulrapp

   *(Note to Petitioner: A pre-application conference with staff is highly encouraged to avoid delays and help in the timely processing of this petition.)*

4. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.

5. The petitioner has read and completed all of the above information and affirms that it is true and correct.
6. Petitioner/property owner(s) hereby give the City of DeKalb permission to post a public notice sign(s) on the subject property.

Scott Seef
Petitioner Signature

Date

Petitioner Signature

Date

Subscribed and sworn to before me this 5th day of February, 2019

Notary Public Signature

"OFFICIAL SEAL"
LISA L. MEZIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/9/2022

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Rezoning petition as described above (petitioner must sign if s/he is the owner).

Kendale Kedge
Property Owner Signature

Date

Property Owner Signature

Date

Subscribed and sworn to before me this 5th day of February, 2019

Lora Reader
Notary Public Signature

Updated: March 2017
PLANNED DEVELOPMENT - PRELIMINARY PLAN

A. APPLICANT

1. Petitioner / Petitioner Representative
   Name: Scott Saef, Sidley Austin LLP
   Mailing Address: One S. Dearborn St.
   City, State, ZIP: Chicago, IL 60603
   Phone (Office): 312-853-4159
   Phone (Cell): 773-218-1866
   Email: ssaef@sidley.com

2. Property Owner (If different from Petitioner)
   Name: Commonwealth Edison Company
   Mailing Address: Three Lincoln Center, 4th Floor
   Oakbrook Terrace, IL 60181
   Phone (Home): _______________________
   Phone (Work): 630-576-7150
   Email: kendall.hodge@comed.com

3. Engineer / Architect
   Name: Warren Olson and Dave Buckley
   Mailing Address: 9575 W. Higgins Rd., Ste 600
   City, State, ZIP: Rosemont, IL 60018
   Phone (Office): 847-823-0500
   Phone (Cell): 847-456-1595
   Email: dolson@cbbe1.com

4. Surveyor (If applicable)
   Name: Stacy Stewart
   Mailing Address: 1661 Aucutt Road
   City, State, ZIP: Montgomery, IL 60538
   Phone (Office): 630-801-7927
   Phone (Cell): 847-385-8952
   Email: sstewart@ridgelineconsultantsllc.com

B. PROPERTY

Project Name: Glidden Substation (TSS 83) Expansion
Common Address or Location: 1827 Pleasant Street
Parcel #: 08-13-376-001, 08-24-127-008, 08-24-105-009, 08-24-105-007 and 08-24-127-009
Legal Description (if necessary, briefly describe here and reference the full legal description on the Plat)
   See attached as Exhibit A

Size (sq. ft. or acres): 9.44 Acs.
Existing Zoning District: SFR-1 (upon annexation) and HI
Proposed Zoning District: [□] PD-R [□] PD-C [□] PD-I
C. PRE-APPLICATION CONFERENCE

A Pre-application Meeting with City staff is required prior to the acceptance of this application, per Unified Development Ordinance 5.13.10(1).

Date of meeting January 17, 2019

Individuals in attendance Dan Olson, Zac Gill, Scott Saef, Frank Carter, Darren Olson, Dave Buckley, Frank Godawski and George Gaulrapp

D. CHECKLIST

Below are the minimum criteria necessary to properly process your application. Each item must be checked by the applicant to signify it is provided on this form or on other attached pages. Failure to submit all required information will result in delays in the City's consideration of this application, per Unified Development Ordinance (UDO) 5.13.10(4).

NOTE: A completed checklist from the Subdivision—Preliminary Plat application along with all required submittals must be included if this Planned Development involves any subdivision activity.

<table>
<thead>
<tr>
<th>Item</th>
<th>If not applicable, indicate N/A and explain</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ 1. Filing Fee $500.00 (no added fee if subdivision is included)</td>
<td>See attached as Exhibit C</td>
</tr>
<tr>
<td>☑ 2. Six (6) copies of Preliminary Plan document</td>
<td>See attached as Exhibit D</td>
</tr>
<tr>
<td>☑ 3. Vicinity Map of the area proposed to be rezoned</td>
<td>(to be supplied by City)</td>
</tr>
<tr>
<td>☑ 4. List of current owners of all property within 250 feet (exclusive of right-of-way) of the subject property and complete mailing addresses</td>
<td>See attached Exhibit B</td>
</tr>
<tr>
<td>☑ 5. Project report that explains the characteristics, operation, construction schedule, etc. of the proposed development</td>
<td></td>
</tr>
<tr>
<td>6. General Information</td>
<td></td>
</tr>
<tr>
<td>☑ a. Project Name</td>
<td></td>
</tr>
<tr>
<td>☑ b. Key Maps, North Arrow, Scale, Date</td>
<td></td>
</tr>
<tr>
<td>☑ c. Gross Acreage of tract to be rezoned (to 0.1 ac)</td>
<td>(not applicable)</td>
</tr>
<tr>
<td>☑ d. Net Acreage of tract to be rezoned (i.e. gross acreage less acreage devoted to public rights-of-way and/or private streets), including a listing of land area designated for each use</td>
<td>(not applicable)</td>
</tr>
<tr>
<td>☑ e. Number of proposed dwelling units compared to the maximum number of dwelling units allowed per the original zoning district</td>
<td></td>
</tr>
</tbody>
</table>

March 2018
7. Proposed Buildings, Structures, and Parking Areas
   a. Location, gross floor area of, and distance between all buildings and structure
   ✔ b. Floor area devoted to each non-residential use
   ✔ c. Percentage of property covered by buildings and structures
   □ d. Location of all refuse collection facilities including screening to be provided. Typical building elevations drawn with sufficient scale and detail to illustrate building mass and architectural features
   ✔ e. Location and details of all retaining walls, fences, and earth berms
   □ f. Location of all refuse collection facilities including screening to be provide
   □ g. Number of off-street parking spaces proposed and the number required
   ✔ h. Percentage of the property covered by parking areas, streets and roads, sidewalks, and all other impervious surfaces

8. Open Space, Common Areas Landscaping
   □ a. Location and general use of common ground, including recreational areas, plazas, pedestrian ways and major landscaped and buffer areas
   (not applicable)
   □ b. Landscaping information including location, number, and approximate size of all plant material by general category (i.e. deciduous/coniferous trees, ornamental trees, shrub masses, and ground cover)
   (not applicable)
   □ c. Tree survey (if applicable)
   (not applicable)
   □ d. Percentage of the property covered by pervious surfaces with individual percentages for usable open space areas and areas to be devoted to water retention/detention, floodplain and/or natural areas
   (not applicable)

9. Traffic Survey (if required)
   (not required)

10. Likely construction phases of development
    (not applicable)

11. If applicable, a completed checklist along with required submittals from the Subdivision—Preliminary Plat application
    (not applicable)

12. One (1) digital copy of all materials submitted (CD, DVD, or USB flash drive)
E. REQUEST FOR VARIANCE
List requested variance(s) from UDO requirements and the reason(s) for the request. Also provide explanation of compensating actions where appropriate.
See attached Exhibit B

F. The applicant hereby agrees that this application will be placed on a Plan Commission agenda only if it is completed in full.

G. The applicant hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission Public Hearing Procedures.

H. The applicant has read and completed all of the above information and affirms it is true and correct.

Scott Aref
Petitioner Signature

2-5-19
Date

Petitioner Signature

Date

Subscribed and sworn to before me
this 5TH day of FEBRUARY, 2019

Notary Public Signature

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).

2/5/19
Date

Property Owner Signature

Date

Property Owner Signature

Subscribed and sworn to before me
this 5TH day of February, 2019

Lora Reader
Notary Public Signature

Official Seal
LORA READER
Notary Public, State of Illinois
My Commission Expires 05/29/2021

March 2018
PLANNED DEVELOPMENT – FINAL PLAN

A. APPLICANT

1. Petitioner / Petitioner Representative
Name: Scott Saef, Sidley Austin LLP
Mailing Address: One S. Dearborn St.
City, State, ZIP: Chicago, IL 60603
Phone (Office): 312-853-4159
Phone (Cell): 773-218-1866
Email: ssaef@sidley.com

2. Property Owner (if different from Petitioner)
Name: Commonwealth Edison Company
Mailing Address: Three Lincoln Center, 4th Floor
City, State, ZIP: Oakbrook Terrace, IL 60181
Phone (Home): 630-576-7150
Email: kendall.hodge@comed.com

3. Engineer / Architect
Name: Darren Olson and Dave Buckley
Mailing Address: 9575 W. Higgins Rd., Ste 600
City, State, ZIP: Rosemont, IL 60018
Phone (Office): 847-823-0500
Phone (Cell): 847-456-1595
Email: dolson@cbbel.com

4. Surveyor (if applicable)
Name: Ridgeline Consultants LLC
Mailing Address: 1661 Aucutt Road
City, State, ZIP: Montgomery, IL 60538
Phone (Office): 630-801-7927
Phone (Cell): 847-385-8952
Email: sstewart@ridgelineconsultantsllc.com

B. PROPERTY

Project Name: Glidden Substation (TSS 83) Expansion
Common Address or Location: 1827 Pleasant Street
Parcel #: 08-13-376-001, 08-24-127-008, 08-24-105-009, 08-24-105-007 and 08-24-127-009
Legal Description (if necessary, briefly describe here and reference the full legal description on the Plat)
See attached as Exhibit A

Size (sq. ft. or acres): 9.44 Acs.
Existing Zoning District: SFR-1 (upon annexation) and HI
Proposed Zoning District: □ PD-R □ PD-C □ PD-I
C. CHECKLIST

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NOTE: A completed checklist from the Subdivision—Preliminary Plat application along with all required submittals must be included if this Planned Development involves any subdivision activity.

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<td></td>
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<tr>
<td>☒ 2. Six (6) copies of Final Plan document</td>
<td></td>
</tr>
<tr>
<td>☒ 3. All information required on previous Preliminary Plan submittal</td>
<td>See attached as Exhibit C (as applicable)</td>
</tr>
<tr>
<td>☒ 4. All information required in UDO Art. 17.02 &quot;Site Plan Review Requirements&quot;</td>
<td></td>
</tr>
<tr>
<td>☐ 5. Six (6) copies of Final Landscape Plan with specific location, size, and species of plant material</td>
<td>(not applicable)</td>
</tr>
<tr>
<td>☐ 6. One (1) copy of Statement of Maintenance, Operation, Restrictions, etc. of any common, open space, etc.</td>
<td>(not applicable)</td>
</tr>
<tr>
<td>☐ 7. One (1) copy of Statement that, with the exception of minimum lot requirements, all regulations of the UDO have been complied with</td>
<td></td>
</tr>
<tr>
<td>☐ 8. If applicable, a completed checklist, along with required submittals from the Subdivision—Final Plat application</td>
<td>(not applicable)</td>
</tr>
<tr>
<td>☒ 9. One (1) digital copy of plan sets, elevations, and other supporting documents (CD, DVD, or USB flash drive)</td>
<td></td>
</tr>
</tbody>
</table>

D. REQUEST FOR VARIANCE

List requested variance(s) from UDO requirements and the reason(s) for the request. Also provide explanation of compensating actions where appropriate.

See attached Exhibit B

---

E. The applicant hereby agrees this application will be placed on a Plan Commission agenda only if it is completed in full.

F. The applicant hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission Public Hearing Procedures.

March 2018
G. The applicant has read and completed all of the above information and affirms it is true and correct.

Scott Jones
Petitioner Signature

2-5-19
Date

Petitioner Signature

Date

Subscribed and sworn to before me
this 5TH day of FEBRUARY, 2019

Notary Public Signature

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).

Kendra Jones
Property Owner Signature

2-5-19
Date

Property Owner Signature

Date

Subscribed and sworn to before me
this 5TH day of FEBRUARY, 2019

Lora Reader
Notary Public Signature
1827 Pleasant St. – ComEd Substation Expansion
Citizen Response Form

Owners Name: [Filled in]

Property Address: 1401 Pleasant St. Dekalb, IL

Basic Input:
☑ I support the proposal.
☐ I support the proposal in general but would like to see specifics before I decide.
☐ I do not support the proposal.

Written Comments:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________