DEKALB PLANNING AND ZONING COMMISSION AGENDA
July 19, 2021
6:00 P.M.
DeKalb Public Library
Yusunas Meeting Room
309 Oak Street
DeKalb, Illinois 60115

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES
   1. July 6, 2021

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

E. NEW BUSINESS
   1. Public Hearing – A petition by TC Pursuit Services Inc. and DeKalb 343 LLC, owner, for approval of an amendment to Ordinances 2006-109 and 2006-107 to accommodate an approximately 700,000 sq. ft. warehouse and distribution center (Project Barb) located on approximately 58 acres in the Chicago West Business Center, located east of State Route 23, north of Gurler Road, west of Crego Road, and south of I-88.

   2. Public Hearing – A petition by B33 Northland Plaza LLC for approval of amendments to Ordinances 2002-45 and 2019-004 to amend the sign regulations to increase the allowable wall sign area for the building at the rear of the property generally located at the northeast quadrant of Sycamore Road and Barber Greene Road (2478-2560 Sycamore Road), zoned “PD-C” Planned Development Commercial District, and commonly known as the Northland Plaza Shopping Center.

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a meeting on July 6, 2021, at the DeKalb Public Library in the Yusunas Meeting Room located at 309 Oak Street, DeKalb, Illinois. Chair Maxwell called the meeting to order at 6:00 PM.

A. ROLL CALL

Recording Secretary Aaron Walker called the roll. Planning and Zoning Commission members present were: Trixy O’Flaherty, Maria Pena-Graham, Steve Becker, Jerry Wright and Chair Max Maxwell. Vice Chair Bill McMahon was absent. Principal Planner Dan Olson was present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the July 6, 2021 agenda as presented. Mr. Becker motioned to approve the agenda as presented. Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. June 21, 2021 – Chair Maxwell requested a motion to approve the June 21, 2021 minutes as presented. Ms. O’Flaherty motioned to approve the minutes as presented. Mr. Becker 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 – A petition by Elias Ramos for approval of the rezoning of 304 N. 10th Street from the “RC-1” Residential Conservation District to the “PD-C” Planned Development Commercial District and approval of a preliminary and final development plan to establish about 1,550 sq. ft. in commercial space on the ground floor of existing building along with two 2-bedroom apartment units on the second floor with a small addition proposed and a 10-space parking lot.
Elias Ramos, owner of 304 N 10th Street, advised he has been a DeKalb resident for 10 years. He stated he owns a gift shop at 205 N 6th Street which has been in business for 15 years. He said he purchased 304 N. 10th Street to move his business to a building he owned, rather than renting. He advised he is very excited to renovate the building, as it required some much-needed repairs.

Mr. Ramos stated he has already repaired the roof and installed new siding. He mentioned neighbors and people walking in the area always comment on how good the building looks now.

Principal Planner Dan Olson went through the staff report dated July 1, 2021. He advised the current zoning limits the types of commercial uses allowed on the property and the Planned Development Commercial District would accommodate the proposed gift shop, office space, and residential units.

Mr. Olson said the subject property was previously a bar and dance studio and currently has one occupied apartment. He added the subject property has fallen in disrepair recently, but Mr. Ramos has been making much needed repairs since purchasing the property.

Mr. Olson noted granting several variances was not feasible and a Planned Development would accommodate the proposed uses and waivers and was a better option. He mentioned a waiver to allow a Planned Development under two acres has been granted before.

Mr. Olson advised the “UDO” Unified Development Ordinance parking formula requires the property to have 11 parking spaces to accommodate the proposed uses. He added, due to a lack of space, City Staff and the petitioner had worked on a 10-space parking lot plan which would include one handicap space. He mentioned the petitioner will be living in one of the apartments and operating the retail space, so there will be some shared parking between uses. He added there is a waiver to the required 10-foot parking lot setback along North 10th Street. He advised there is currently an existing 4-foot open fence along the north access point which will offer some screening from the parking lot.

Mr. Olson said a waiver to the perimeter buffer requirements is also being requested. He advised the UDO requires a 50-foot buffer between PD-C Districts and residential districts. However, the lot is not wide enough to
accommodate this setback. He added there are residential properties to the east and west, light industrial/commercial uses to the north, and heavy industrial properties to the south of the subject property and the proposed zoning is compatible with the area. He stated the petitioner will still be required to install a 6-foot privacy fence along the east side of the property to screen it from the adjacent residential property.

Mr. Olson stated the Comprehensive Plan recommends light industrial uses for the subject site. He added the proposal offers a transitional property from the light industrial, commercial and residential properties to the north and the heavy industrial properties to the south. He stated the proposal will be complementary to the surrounding area, will restore a previously dilapidated property, and meets the requirements of the UDO, excluding the previously mentioned waivers.

Mr. Olson mentioned a letter was received from Richard Larson, who owns property just to the north of the subject site, indicating he supports the proposal.

Chair Maxwell gave the public an opportunity to speak. There was none.

Chair Maxwell gave Commission members an opportunity to speak.

Ms. O’Flaherty advised she lives on North 9th Street and is excited to see something is finally happening with the property. She said it is a great use for the building and is a good opportunity to turn that corner around.

Chair Maxwell advised he appreciates the building elevations weren’t changed. He stated it is a nice memory into the history of the building. He questioned what the proposed addition would include. Mr. Ramos advised he would be extending the eastern side of the second floor to match the exterior wall of the first floor.

Mr. Becker questioned what plans Mr. Ramos had for the area between the garage and proposed store. Mr. Ramos stated he would be renting it out as an office space.

Mr. Wright moved that the Planning and Zoning Commission recommend approval of the rezoning of subject site at 304 N. 10th St. from the “RC-1” Residential Conservation District to the “PD-C” Planned Development Commercial District, approval of a preliminary and final development plan dated 6-2-21, labeled as Exhibit A, and subject to the Planned Development Standards in Exhibit B and the conditions in Exhibit C.
Ms. O’Flaherty seconded the motion.

A roll call vote was taken. Ms. O’Flaherty – Yes, Ms. Pena-Graham – Yes, Mr. Becker – Yes, Mr. Wright – Yes, Chair Maxwell - Yes. Vice Chair McMahon was absent. Motion Passed 5-0-1.

F. REPORTS

Mr. Olson advised there will be two hearings for the July 19 Planning and Zoning Commission meeting. They will include an amendment to the Chicago West Business Center to accommodate “Project Barb”, which is a proposed 700,000 sq. ft. warehouse and distribution center. He added the second hearing would be for the Northland Plaza Shopping Center to allow larger wall signs on the building at the rear of the property.

Mr. Olson noted Safe Passage’s final development plan was approved by the City Council on first and second reading at the June 28 meeting.

G. ADJOURNMENT

Ms. O’Flaherty motioned to adjourn, Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:18 PM.
TO: Planning and Zoning Commission
FROM: Dan Olson, Principal Planner
RE: Chicago West Business Center – Amendment to Annexation Agreement to accommodate an approximate 700,000 square foot warehouse and distribution center (TC Pursuit Services, Inc. and DeKalb 343 LLC) (Project Barb)

I. GENERAL INFORMATION

A. Purpose Allow the construction of a 700,000 sq. ft. warehouse and distribution center

B. Owner/Applicant TC Pursuit Services, Inc., applicant, and DeKalb 343 LLC, owner

C. Location and Size North side of Gurler Road, west of Crego Road/Approximately 58 acres

D. Existing Zoning and Land Use “PD-1” Planned Development Industrial; agriculture

E. Surrounding Zoning and Land Use North: ORI; tollway oasis, distribution and warehouses South: PD-I; Facebook Data Center East: Unincorporated; agriculture West: PD-I; distribution and warehouse, Ferrara

F. Comprehensive Plan Designation Office/Research Park
II. BACKGROUND AND ANALYSIS

TC Pursuit Services is proposing to build a warehouse and distribution facility on a portion of the 343-acre Chicago West Business Center property located between Rt. 23, Gurler Road, Crego Road and I-88. The subject site is about 58 acres and located along the north side of Gurler Road between the existing Ferrara Pack Center and Crego Road. The Chicago West Business Center is zoned PD-I, Planned Development – Industrial and was annexed into the City in 2006. The petitioner would like to construct an approximate 700,000 sq. ft. warehouse and distribution center on the 58 acres. The intent of the applicant to amend the Ordinances that annexed and zoned the site in 2006 to accommodate the warehouse and distribution center. This is a similar process used for the Ferrara project. The company is going by the name “Project Barb”. They would like to start mass grading on the site in early August.

On December 11, 2006 the City Council approved an annexation agreement via Ordinance 06-107 to annex and rezone the 343 acre property Chicago West Business Center property bounded by Rt. 23, Gurler Road, Crego Road and I-88 to the “PD-I” Planned Development Industrial District and to the “PD-C” Planned Development Commercial District. The agreement authorized “PD-I” zoning for about 320 acres and “PD-C” zoning for approximately 23 acres along Rt. 23. A concept plan was approved as part of the agreement and provided for approximately 4.3 million square feet of new industrial buildings, a 16-acre site for smaller office buildings, a 20-acre site for a shopping center, six commercial outlots, and 24 acres of storm water retention ponds.

The annexation agreement provided a list of the allowed uses in the “PD-I” area, which included manufacturing, warehousing and distribution facilities. Retail and office uses were contemplated along Rt. 23. The agreement also had provisions regarding development standards including setbacks, height restrictions, site coverage, parking standards, landscaping, signage and other development guidelines.

Ordinance 06-109 was also approved on December 11, 2006 and granted the “PD-I” and “PD-C” zoning as dictated in the annexation agreement. The Ordinance approved a Preliminary Plan/Preliminary Plat for the site. With the development of the Ferrara site, the layout of the lots, streets and other infrastructure shown in the 2006 Ordinances were different and amendments were approved in 2019 to accommodate the Ferrara distribution center and pack center. The proposed site plan for the 58-acre Project Barb site indicates a different building layout and roadway and access points compared to what was approved in the 2006 Ordinances, therefore amendments are required.

A large amount of utility and infrastructure work was done in conjunction with the Ferrara and Facebook projects. The work brought the necessary utilities to the subject site and substantial roadway improvements to Gurler Rd., Peace Rd. and upcoming improvements to the intersection of Rt. 23 and Gurler Road.

A submitted site plan for Project Barb indicates three access points along Gurler Road, with two for employees/visitors and one for semi-truck exiting (with guard house). Trucks
entering the site will use Crego Road and will enter the site at the far northeast portion of the site to a guard house. Road improvements to Crego Road will be needed along with a turn lane added to Gurler Road and will be worked out between the City and developer. Detention will be provided at the stormwater detention basin directly north of the subject site. A security fence (chain link fence with barbed wire) will surround the site. There will be approximately 535 parking spaces for employees and visitors, about 490 trailer parking spaces, and 121 loading dock spaces.

Below is a summary of the different development features from the annexation agreement from 2006 and also a discussion of any amendments that will be needed.

**Plan/Plat Approvals and Process**

The concept plan in the annexation agreement and the preliminary plan/preliminary plat in Ordinance 06-107 and Ordinance 06-109 reflect different layouts than what is currently proposed for the site, therefore they need to be amended.

The annexation agreement calls for the submittal of a final plat and final development plan for any phase of the development and subject to review by the Planning and Zoning Commission and City Council. The applicant is requesting the submitted site plan for the warehouse and distribution facility be approved as the preliminary plan, with final plans approved by staff. The applicant will come back with a final plat for the parcel in the future.

**Bulk Regulations/Design Guidelines/Landscaping**

The proposed site plan and building elevations for the 58 acres are in compliance with regulations in the annexation agreement in relation to setbacks, parking standards, height, site coverage and floor area ratio. There are private development guidelines called for in the agreement and the establishment of a Design Review Committee. The applicant is satisfied with a staff review per the UDO. The development guidelines not covered in the annexation agreement for the 58 acres will be covered by the regulations in the UDO. The current agreement requires the developer to install landscaping and berming along the perimeter of the property per a landscape plan that is an exhibit in the agreement. A final landscape plan was not provided and will be required to be submitted with the final plans. Lighting for the site will have to be in compliance with the UDO, which has maximum pole heights and maximum foot candle (light intensity) levels.

**Site Work/Utilities/Stormwater Drainage**

The current annexation agreement allows mass grading on the site with the submittal of a grading and erosion control plan to the City and the issuance of a permit. The applicant plans to start mass grading of the site in early August. No amendments are necessary. The grading plan is anticipated to be submitted to the City the week of July 19.

**Transportation/Road Improvements/Access**
The original annexation agreement also contemplates no more than two private access points along Gurler Road. An amendment to the agreement is needed to allow the proposed three private access points along Gurler Road and one along Crego Road. The proposed three access points along Gurler Road are recommended by the City Engineer for traffic control.

III. PUBLIC INPUT

The City received a Citizen Response Form from Paul and Patricia Knigge of 3255 S. 4th St. (Rt. 23). Attached is the form along with an aerial photo showing their home. They do not object to the proposal, but had some questions on traffic, a berm along Rt. 23 and water service. The vast majority of truck traffic will come from the Peace Road interchange to Gurler Road and will not use the Rt. 23 and Gurler Road intersection. The intersection of Rt. 23 and Gurler Road will be improved this year and will include a signal. A berm along Rt. 23 will constructed when the site between the Ferrara Distribution Center and Rt. 23 is developed. The question regarding providing City water to the subdivision along S. 4th St. is a separate issue not associated with this project. The subdivision is not in the City's corporate limits.

IV. CONCLUSIONS AND RECOMMENDATION

The proposed warehouse and distribution facility will be another major asset and economic development boost to the City and surrounding area.

The staff's recommendation is to approve, and a sample motion has been prepared.

Sample Motion:

Based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission recommend to the City Council approval of an amendment to the annexation agreement and an amendment represented by Ordinance 2006-107 and Ordinance 2006-109 to allow for an approximate 700,000 square foot warehouse and distribution center on approximately 58 acres located between Route 23, Gurler Road, Crego Road and I-88 and subject to the plans, standards and conditions listed in Exhibit A.
Exhibit A

Approved Plans

1. The concept plan in the annexation agreement approved by Ordinance 06-107 is amended and replaced by the Site Layout Plan dated 6-30-21 prepared by Jacob and Hefner Associates.

2. The preliminary plan/preliminary plat in Ordinance 06-109 is amended by the Preliminary Plan (Site Layout Plan) dated 6-30-21 prepared by Jacob and Hefner Associates for the 58 acres that will contain the warehouse and distribution center.

3. The architectural elevations dated 7-8-21 prepared by BL Companies are approved for the warehouse distribution center located on the 58 acres.

Amendments, Standards and Conditions

1. The Development Guidelines stated in Section 3.03 (D) of the annexation agreement shall not apply for the 58 acres that will contain the warehouse and distribution center.

2. Sections 3.02, 3.05 and 3.06 of the Annexation Agreement are amended so the Final Plan for the 58 acres is not required to be reviewed by the Planning and Zoning Commission and City Council prior to the construction of the proposed distribution facility and packing center. Submittal of Final Plans for the 58 acres shall be reviewed and approved by the City staff prior to construction of the distribution facility and packing center and in substantial compliance with the approved preliminary plan.

3. Section 5.05 of the Annexation Agreement is amended to allow three private access points along Gurler Road and one access off Crego Road per the approved Preliminary Plan (Site Layout Plan) for the 58 acres.

4. Exhibit L “Phasing Outline” of the Annexation Agreement is amended to provide for infrastructure improvements, including roadways, on a phased approach per the approval of the City Engineer and the Kishwaukee Water Reclamation District based upon the latest studies.
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**Note:**
- The dimensions are subject to change based on construction.
- Accurate measurements should be obtained for construction purposes.
NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Monday, July 19, 2021 at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by TC Pursuit Services, Inc. and DeKalb 343 LLC, owner, for approval of an amendment to Exhibit A and B of Ordinance No. 06-109 regarding the Preliminary Plan and Preliminary Plat for the Chicago West Business Center described below in Legal A and approval of an amendment to the Annexation Agreement approved by Ordinance 06-107 for the property described below in Legal A in relation to the concept plan, development guidelines, roadway access, roadway improvements, phasing plan, landscape standards, signage, subdivision and development plan approval and other amendments as needed in order to accommodate an approximate 700,000 square foot warehouse and distribution center as shown on the site plan made part of the zoning application. The area affected by the proposed amendments is approximately 58 acres out of a total site area of approximately 195 acres, which is described below in Legal B and generally located east of State Rt. 23, north of Gurler Road, west of Crego Road and south of I-88 in DeKalb, IL.

Legal A

PARCEL 1

The West 1/2 of the Northwest 1/4 laying South of the Illinois State Toll Highway and lying East of the East right of way line of the Chicago and Northwestern Railway Company of Section 35, Township 40 North, Range 4 East of the Third Principal Meridian, excepting therefrom that part of the West 1/2 of the Northwest 1/4 of Section 35, Township 40 North, Range 4, East of the Third Principal Meridian, DeKalb County, Illinois, described as follows: Commencing at the Southwest corner of the said West 1/2 of the Northwest 1/4; thence Easterly on the South line of the said West 1/2 of the Northwest 1/4, 131.14 feet to the Easterly right of way line of the Chicago and Northwestern Transportation Company property being the point of beginning of the tract being described; thence Easterly on the said South line, 1191.68 feet to the Southeast corner of the said West 1/2 of the Northwest 1/4, 80 feet; thence Westerly parallel with the said South line of the West 1/2, of the Northwest 1/4 1155.28 feet to the said Easterly right of way line; thence Southwesterly on the said Easterly right of way line, 87.81 feet to the said point of beginning, all in DeKalb County, Illinois.

PARCEL 2

That part of the Southwest 1/4 of Section 35, Township 40 North, Range 4 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Southwest 1/4; thence North, along the East line of said Southwest 1/4, 2642.56 feet to the Northeast corner thereof; thence Westerly, at an angle of 89 degrees 42 minutes 55 seconds, measured clockwise from said East line, along the North line of said Southwest 1/4, 2332.47 feet to the Southeasterly line of property described in Document No. 385340; thence Southwesterly, at an angle of 137 degrees 51 minutes 51 seconds, measured clockwise from said North line, along said Southeasterly
line, 313.53 feet to the Easterly line of Federal Aid Route 24, said line being 80.0 feet Easterly of, as measured at right angle to, the center line of said Federal Aid Route 24; thence Southerly, at an angle of 132 degrees 22 minutes 17 seconds, measured clockwise from said Southeasterly line, along said Easterly line, 261.35 feet; thence Westerly, at right angles to said Easterly line, 20.0 feet; thence Southerly, at right angles to the last described course, parallel with the center line of said Federal Aid Route 24, and the tangent to the curve of the center line of Federal Aid Route 24, a distance of 1628.16 feet to an angle point; thence continuing Southerly, at an angle of 178 degrees 05 minutes 26 seconds measured clockwise from said parallel line, parallel with said center line, and center line tangent 542.63 feet to the South line of said Southwest 1/4; thence Easterly, at an angle of 87 degrees 52 minutes 00 seconds, measured clockwise from said parallel line, along said South line, 2599.91 feet to the point of beginning all in DeKalb Township, in DeKalb County, Illinois.

The above legal description also includes the following:

Lots 1, 2 and 3 in Vatne’s Subdivision, a subdivision of part of the Southwest 1/4 of Section 35, Township 40 North, Range 4 East of the Third Principal Meridian, according to the plat thereof recorded December 16, 1957 in Book “K”, Page 9, as Document No. 289083, in DeKalb County, Illinois.

PARCEL 3

That part of the East 1/2 of Section 35, and that part of the East 1/2 of the Northwest 1/4 of Section 35, lying Southerly of the Southerly right of way line of the East-West Toll High extension of the Illinois State Toll Highway Authority, all in Township 40 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois.

Excepting therefrom the following: Lot 1 in Courtney’s Subdivision on part of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 40 North, Range 4, East of the Third Principal Meridian, according to the plat thereof recorded December 11, 1968, as Document No. 346397, in Plat Book “O”, Page 60, situated in DeKalb County, Illinois.

And including Lot 1 in Courtney’s Subdivision on part of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 40 North, Range 4, East of the Third Principal Meridian, according to the plat thereof recorded December 11, 1968, as Document No. 346397, in Plat Book “O”, Page 60, situated in DeKalb County, Illinois;

Except Lots 1, 2 and 3 in the Final Plat of Subdivision of Chicago West Business Center, a subdivision of part of the south half of Section 35, Township 40 North, Range 4 east of the Third Principal Meridian, according to the plat thereof recorded December 23, 2020 in Plat Cabinet 11, Slide No. 12-D, as Document 2020013910, in Dekalb County, Illinois.
PART OF LOT 1 IN COURTNEY’S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1968, IN PLAT BOOK O, PAGE 60, AS DOCUMENT 346397 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN DEKALB COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 46 MINUTES 03 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION 1,214.03 FEET TO THE SOUTHEASTERN CORNER OF CHICAGOWEST BUSINESS CENTER, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 2020, AS DOCUMENT 2020-013910 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE NORTH 00 DEGREES 08 MINUTES 44 SECONDS EAST ALONG THE EASTERN LINE OF SAID CHICAGOWEST BUSINESS CENTER SUBDIVISION 50.00 FEET TO THE SOUTHEASTERN CORNER OF LOT 2 IN SAID CHICAGOWEST BUSINESS CENTER SUBDIVISION, SAID POINT LYING 50 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 44 SECONDS EAST ALONG THE EASTERN LINE OF SAID CHICAGOWEST BUSINESS CENTER SUBDIVISION AND ITS NORTHERLY EXTENSION 2,184.08 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST PERPENDICULAR TO THE EASTERN LINE OF SAID CHICAGOWEST BUSINESS CENTER SUBDIVISION 1,174.12 FEET TO A POINT LYING 50 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 00 DEGREES 24 MINUTES 15 SECONDS WEST PARALLEL WITH AND 50 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION 2,185.86 FEET TO A POINT LYING 50 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 03 SECONDS WEST PARALLEL WITH AND 50 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION 1,164.25 FEET TO THE POINT OF BEGINNING, CONTAINING 58.646 ACRES, MORE OR LESS.

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, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Monday, July 19, 2021, by e-mail to dan.olson@cityofdekalb.com. Further information regarding the petition is available from the Community Development Department at
(815) 748-2070 or on the City of DeKalb’s web page at https://www.cityofdekalb.com/1103/Public-Hearings.

Max Maxwell, Chair
DeKalb Planning and Zoning Commission
TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): TC Pursuit Services, Inc
Petitioner’s Representative: Grady Hamilton
Mailing Address: 700 Commerce Dr., Suite 455, Oak Brook IL 60523

Property Owner: DeKalb 343, LLC
Mailing Address: 2107 Swift Drive, Oak Brook IL 60523

Phone: 1-847-370-7849
Email: ghamilton@trammellcrow.com
Phone: 1-603-573-7700
Email: jerryk@krusinski.com

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

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

See separate page for additional information

B. Street Address or Common Location: 1401 E. Gurler Rd, DeKalb, IL 60115

C. Size of Property (square feet or acres): 57 acres of total 343 acres

D. Existing Zoning: PD-I (Planned Development - Industrial)

E. Proposed Zoning: PD-I (Planned Development - Industrial). See separate page for additional Information.

F. Reason for request: On a separate document, 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.
2. The petitioner hereby submits the following information:

Vicinity map of the area proposed for the rezoning

All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided electronically 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: June 11th, 2021

Those in attendance: Dan Olson, Bill Nicklas, Zachary Gill, Bryan Falvre, Grady Hamilton, Jerry Krusinski

(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 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 information and affirms that it is true and correct.

Petitioner Signature
Grady Hamilton
Vice President of TC Pursuit Services, Inc.

June 23, 2021

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 they are the owner).

Property Owner Signature
Jerry R. Krusinski - Manager
Dekals 343 LLC.

Date
JUNE 23, 2021
A. Legal Description for the Property:

Follow-up to be sent separately.

E. Proposed Zoning:

Amend Ordinances 2006-107, 2006-109 and 2019-070 regarding the Preliminary Plan and Preliminary Plat for the property described in Legal Description (Section A) and approval of an amendment to the First Amendment to Annexation Agreement approved by Ordinance 2019-070 for the property described in Legal Description (Section A) in relation to the concept plan, development guidelines, roadway access, roadway improvements, phasing plan, landscape standards, signage, subdivision and development plan approval and other amendments as needed in order to accommodate an approximate 699,233 square foot warehouse as shown on the site plan and architectural elevation made part of the zoning application.

F. Reason for Request:

Reason for request is to allow the development of a 699,233 square foot warehouse and distribution center. This request, made by TC Pursuit Services, is in line with the City’s Comprehensive Plan and works in accordance with existing and future land uses surrounding the property.
Chicago West Business Center – Amendment to Planned Development
Citizen Response Form

Owners Name: Paul + Patricia Knigge

Property Address: 3255 S. 441st St (rt. 23) Dekalb 60417

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:

Our house is the 3rd home north of Gurler on rt. 23. Will we be seeing a large increase in truck traffic at this intersection.

What are the possibilities of bringing Dekalb City water to our little subdivision? We are currently completely surrounded by the City of Dekalb.

Concern: Getting out of our driveway.

Will there be a berm installed along Rt. 23?
TO: Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Amendment to Ordinances 02-45 and 2019-004 to amend the sign regulations to increase the allowable wall sign area for the Northland Plaza Shopping Center – Sycamore Road

I. GENERAL INFORMATION

A. Purpose  Amendment to Ordinances 02-45 and 2019-004 to amend the sign regulations and to allow TJ Maxx a larger wall sign.

B. Owner/Applicant  B33 Northland Plaza, LLC/South Water Signs - Frank Lambert

C. Location and Size  2478-2560 Sycamore Road/27 acres

D. Existing Zoning and Land Use  “PD-C”; Multi-tenant shopping center

E. Surrounding Zoning and Land Use  North: Unincorporated; Agriculture

South: PD-C; Various Commercial Uses

East: Unincorporated; Agriculture

West: GC and PD-C; Various Commercial Uses

F. Comprehensive Plan Designation  Commercial
II. BACKGROUND AND ANALYSIS

The City has received a petition from the owners of the Northland Plaza Shopping Center along Sycamore Rd. to amend the wall sign regulations for the building at the easterly end (rear) of the property (containing Planet Fitness, ALDI, Ross, Petsmart and Hobby Lobby). TJ Maxx is planning to relocate to a new 27,000 sq. ft. space just north of ALDI and would like a wall sign larger than what is allowed per the Planned Development Ordinance covering Northland Plaza. A remodel of the front facade next to ALDI will occur to accommodate the new TJ Maxx store and will be similar to their existing storefront at 2353 Sycamore Road.

The Planned Development Ordinance approved in 2002 for Northland Plaza allowed wall signs for the easterly building at the rear of the site to be up to 1.5 sq. ft. per lineal foot of building facade (tenant space frontage), due to its distance from Sycamore Road. In 2002, the UDO only allowed wall signs at 1 sq. ft. per lineal foot of building facade (tenant space frontage). There was also a three (3) foot high maximum for any individual lettering in a wall sign in the Planned Development Ordinance for Northland Plaza.

The proposed sign for T.J. Maxx will be about 183 sq. ft. or 1.7 times the frontage of their proposed tenant space (106 feet). The petitioner is requesting that wall signs be allowed up to 2 sq. ft. per lineal foot of building facade (tenant space frontage) for the easterly building only. TJ Maxx had initially submitted a wall sign at about 250 sq. ft. or 2.3 times the tenant space frontage. City staff noted that any request for a wall sign over 2 times the frontage would not be supported. Staff suggested the property owner request the wall sign regulations for the entire easterly building be amended instead of submitting a variance for just the TJ Maxx sign. With the sign regulation updates adopted in March 2020 the maximum wall sign size was amended from 1 times the frontage of a tenant space to 1.5 times the frontage for all commercial wall signs. The lettering height for the TJ Maxx sign varies with the highest being 5’10”. It appears other tenants in the easterly building have some lettering exceeding the three (3) foot maximum height so we recommend the language be removed.

The applicant is noting a larger sign for TJ Maxx will give them better visibility from Sycamore Road. They add the building facade/parapet wall will be very large in area and they want the TJ Maxx sign to look architecturally correct versus looking undersized. The easterly building is located anywhere from about 630 to 870 feet away from Sycamore Road. The proposed TJ Maxx tenant space will be approximately 645 feet away from Sycamore Road.

The TJ Maxx’s wall sign at their current location is about 147 sq. ft. and roughly 1 times the frontage of the tenant space. The frontage of the tenant space at the existing TJ Maxx store is about 150 feet, compared to the 106 feet at the new location. The existing store is not as deep as the proposed location. The distance from Sycamore Road for the existing TJ Maxx store is about 400-410 feet. It should be noted the shopping center where TJ Maxx is currently located allows wall signs at 1.5 times the frontage of the tenant space. The only other commercial shopping center with buildings further away from
Sycamore Road would be DeKalb Market Square (Wal-Mart, Best Buy, Kohls), which varies from about 1,250 to 1,360 feet from the road.

Please note the total wall sign size proposed by the applicant includes a 2.5 sq. ft. under canopy (projecting) sign and two column signs totaling 9.34 sq. ft. TJ Maxx will also have a 45 sq. ft. tenant panel on the existing pylon signs located along Sycamore Road and Barber Greene Road.

In 2019, the owners applied for and received amendments to the Planned Development for Northland Plaza to allow for an additional pylon sign along Sycamore Road at their north entrance (next to Egg Haven and Panera Bread). The applicant indicated at that time the request for the additional sign was needed to accommodate future tenants at the building at the rear of the property (east end) and to address the limited visibility of the center and its adverse impacts on the center’s economic viability. The owner’s added the limited visibility had an impact on the ability to draw patrons to the center’s stores and to attract additional tenants to the development. The additional pylon sign was not constructed, however the existing pylon sign along Sycamore Road is not large enough to accommodate all the existing and future businesses in the rear building on the property. Some tenant spaces are being divided to accommodate new tenants.

Staff is supportive of the amendment request, which will allow tenants in the building at the rear of the property better visibility along Sycamore Road, which is important to the success of the center.

III. PUBLIC INPUT

As of the posting of the agenda on July 15, we have not received any public comments.

IV. CONCLUSIONS AND RECOMMENDATION

The staff’s recommendation is to approve, and a sample motion has been prepared.

Sample Motion:

Based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission recommend to the City Council approval an amendment to Section 5.3(d) of Ordinance 02-45 and Sections 4 and 5 of Ordinance 2019-004 for the subject property to allow wall signage on the easterly building (2478-2560 Sycamore Road) be allowed up to 2 square feet per lineal foot of building facade, due to its distance from Sycamore Road and to eliminate the 3 foot high maximum for individual sign lettering. Under canopy (projecting) signs and column signs may be included in the overall wall sign size.
# Northland Plaza

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<th>Suite</th>
<th>Tenant</th>
<th>SF</th>
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Admendment Art
Illuminated Channel Letters
Scale: 1/4" = 1'-0"

Front Elevation
Proposed Sign

SPECIFICATIONS FOR FABRICATION AND INSTALLATION:
Internally illuminated front-lit channel letters built to UL specifications:
- Aluminum construction: backs .063 / returns .040 / depth 5"
- Mounting method: Individual (self-contained power supply/wiring)
- Power Supply(s): mounting placement: above or below roof line
- Illumination: LED Modules
- Primary electrical requirement: 120 volt

*(installed within six feet of sign by others, with no obstructions)

COLOR & LED SPECIFICATIONS:
- Trim Cap: Jewellite Standard Black 1"
- Plex Face Color: #27953 Red 3/16"
- LED Type: Sloan Prism Red LED Modules
- Power Supply(s) (60 Watt) (120 Volt)
- Returns: Pre-painted Black Channel Coil
- Interior painted for increased illumination: Gloss White

South Water Signs
Client: The TJX Co., Inc
Project Name & Location: 2646 Sycamore Rd.
Dekalb, IL
Date: 04.12.21
Revisions: 04.15.21 07.13.21

Customer Approval
Job Number: 7043917
Drawn by: S.W
Permit Calculations

Amended Allowed SF: 211.00 SF
2.0 x 105.5' (Frontage)

Main Sign - 8-Line Calcs
Box 1 (Green) 151.21 SF
Box 2 (Purple) 10.16 SF
Box 3 (Blue) 9.77 SF
Main Sign Total 171.14 SF

Canopy Sign 2.50 SF
Column Sign Each 4.67 SF
9.34 SF (total)

Total SF: 182.98 SF
Under Canopy Sign
Qty: 1
Scale: 1" = 1'-0"
2.50 SF

SPECIFICATIONS FOR FABRICATION AND INSTALLATION:
Aluminum Blade Sign with Acrylic Plastic Faces & Vinyl Overlay
- Acrylic Plastic Faces: 3/16" Thick Plexiglass
- Logo Lettering: Computer-Cut Sign Vinyl
- Installation: Under Building Canopy near Storefront Entrance Doors
- Sign Illumination: Bright White LED Internal Illumination
- LED Type: Sano V-Series Bright White L.E.D. Modules
  Power Supply (60 Watt) [120 Volt]

COLOR SPECIFICATIONS:
- Sign Faces: #7328 Translucent White Acrylic Plastic Faces
- Vinyl Overlay: #3630-33 Red Translucent Vinyl on White Acrylic Faces
- Paint Sign Cabinet: To Match #3630-33 Red Matthews (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)
  (OR)
- Vinyl Logo Overlay: #3630-33 Red Vinyl on White Acrylic Faces
- Paint Sign Cabinet: Matthews White [Elastin Finish]
- Paint Vertical Supports: Matthews White [Satin Finish]
Non-Illuminated Column Signs

Qty: 2
Scale: 1/2" = 1'-0"
4.67 SF

Front Elevation
Proposed Sign

Typical Column Sign Installation

Client: The TJX Co., Inc
Project Name & Location: 2646 Sycamore Rd., Dekalb, IL
Date: 04.12.21

Revisions:
04.15.21
04.16.21
04.19.21
05.04.21
05.27.21
06.01.21
06.14.21
07.13.21

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Tenant Panels

Sycamore Rd Pylon  
Barber Green Dr Pylon

Qty: 4 Panels for 2 Double Face Signs
Scale: 3/8" = 1'-0"

SPECIFICATIONS FOR FABRICATION AND INSTALLATION:
Acrylic panel with vinyl graphics applied to first surface
- Acrylic Face: 3/16" White Acrylic
- Polycarbonate Faces Used on Signs over 8'-0" Long: 3/16" White
- Vinyl Film: 3M Translucent Series Vinyl Film
*COMING SOON* TAG: Aluminum Panel w/ vinyl graphics applied

COLOR SPECIFICATIONS
- Plex Face Color: #7328 White
- Vinyl: 3M #8630-33 Red
- Vinyl: 3M #8630-03 Black
- Vinyl on 1/16" Aluminum

#7328 White Acrylic
White Polycarbonate in Faces Longer Than 8'-0'

Client: The TJX Co., Inc
Project Name & Location: 2546 Sycamore Rd, Dekalb, IL
Date: 04.12.21

Customer Approval:  
Job Number: 7043917

Drawn by: S/J
Revisions: 04.15.21 07.13.21 04.16.21 04.19.21 06.04.21 05.27.21 06.07.21 06.14.21

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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 Monday, July 19, 2021 at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by Frank Lambert of South Water Signs and B33 Northland Plaza, LLC, owner, for approval of amendments to Ordinances 02-45, 02-46 and 2019-004 to amend the sign regulations to increase the allowable wall sign area for the building at the rear of the property generally located at the northeast quadrant of Sycamore Road and Barber Greene Road (2478-2560 Sycamore Road), zoned “PD-C” Planned Development Commercial District, commonly known as the Northland Plaza Shopping Center and legally described below.

THE FINAL PLAT OF NORTHLAND PLAZA RESUBDIVISION NO. 3 BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION NO. 2, RECORDED MARCH 21, 2019 IN PLAT CABINET 10, SLIDE 189-C AS DOCUMENT NUMBER 2019002045, BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 26, 2003 IN PLAT CABINET 9, AT SLIDE 54-C AS DOCUMENT NORTHLAND PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1965 IN BOOK “N” OF PLATS, PAGE 59, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1956 IN BOOK “J” OF PLATS, PAGE 29 AS DOCUMENT NUMBER 283590, 66-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 26, 2003 PLAT CABINET 9, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL “B” OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1964 IN BOOK “M” OF PLATS, PAGE 83 AS DOCUMENT NUMBER 320526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

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, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Monday, July 19, 2021, by e-mail to dan.olson@cityofdekalb.com or the Online Public Comment Submission Form at https://www.cityofdekalb.com/FormCenter. Further information regarding the petition is available from the Community Development Department at (815) 748-2070 or on the City of DeKalb’s web page at https://www.cityofdekalb.com/1103/Public-Hearings.

Max Maxwell, Chair
DeKalb Planning and Zoning Commission
TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): Lea Smith
Petitioner’s Representative: Frank Lambert
Mailing Address: 770 Cochituate Rd
Framingham, MA 01701

Property Owner: B33 Northland Plaza LLC c/o Alex Banchero
Mailing Address: 9330 W Sahara Ave Ste 270
Las Vegas, NV 270

Phone: (774) 308 2315
Email: NewStore_Signs@tx.com

Phone: (415) 844-0589
Email: alex@bridge33capital.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:

B. Street Address or Common Location: 2546 Sycamore Rd

C. Size of Property (square feet or acres):

D. Existing Zoning: PD-C (Planned Development Commercial)

E. Proposed Zoning: Amend Ordinance 2019-004 to increase the allowable wall signage area for the multi-tenant building located at the east end of the site from 1.5 times the tenant frontage to 2 times the tenant frontage

F. Reason for request: On a separate document, 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.

Updated: 9/2019
2. The petitioner hereby submits the following information:

   Vicinity map of the area proposed for the rezoning

   All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided electronically 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: ________________________________

   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 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 information and affirms that it is true and correct.

   Petitioner Signature
   06/23/2021

   Date

   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 they are the owner).

   Property Owner Signature
   6/23/2021

   Date
TJ Maxx would like to increase the allowable signage from 1.5 square feet per linear feet of building frontage to 2 square feet per linear feet of building frontage.

The setback from building frontage to the R.O.W. of Sycamore Rd is 630 feet. A larger sign will give TJ Maxx better visibility.

The building facade / parapet wall is very large in area, and our new proposed sign will look architecturally correct versus looking undersized.

The other anchor tenants have letters that at least 5’-0” or greater in height. Our proposed sign will be in uniform with the others.