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

FROM:  Petitioner Name(s): Elias Ramos  Phone: 847-873-7367
       Petitioner's Representative:
       Mailing Address: 303 1/2 Fisk Ave  DEKALB IL 60115
       Property Owner: SAME  Phone:  
       Mailing Address:  

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: 304 N. 10th Street DeKalb IL 60115
   Parcel # 08-23-250-004

B. Street Address or Common Location: 304 N. 10th Street DeKalb IL 60115

C. Size of Property (square feet or acres): 7,150

D. Existing Zoning: R1

E. Proposed Zoning: PD-C

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
I, Elias Ramos, bought this building with the idea of making a good use of this building. I know in the past this building was a bar and a dance studio later on before was turned into a single-family house, the building is very big but it has a problem. It does not have parking spaces and on the street on side is limited and on the other side no parking at any time. These are the reasons why I am asking to convert it into a PD-C zoning.
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 \[\checkmark\] was* \[\square\] was not held with City staff prior to the submittal of this petition.

   *Date of pre-application conference: 6-1-21

   Those in attendance: Dawn Harper - Frank Beasly

   (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.

   [Signature]

   Petitioner Signature

   6-2-21

   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).

   [Signature]

   Property Owner Signature

   6-2-21

   Date

Updated: 9/2019
4 FOOT HIGH OPEN FENCE

6 FOOT HIGH SOLID FENCE

HANDICAP SPACE
304 N. 10th Street

Upstairs plan
2nd floor

Existing roof to remain.

Proposal addition

2½ walls 6-⅛ c/e sheathing, vapor barrier
Air insulation ½ driedwall

Upstairs entrance

Existing O.C.

Erection roof to remain