PARKING REQUIRED

SHOP = 0 STALLS
VIDEO POKER = 5 (1 PER 250 SF)
PACKAGE LIQUOR = 19 (1 PER 150 SF)
APARTMENTS = 7.5 (1 PER BEDROOM, 0.5 PER UNIT)

AUXILIARY PARKING FOR
1312 W LINCOLN HWY = 1 STALL

TOTAL STALLS = 32.5

PARKING PROVIDED

HANDICAP STALLS = 2
STANDARD STALLS = 36
TOTAL STALLS = 38

CONCEPT PLAN

LINCOLN HIGHWAY
(Route 38)

1221 W. LINCOLN HIGHWAY
AUGUST 9, 2021
1221 W. Lincoln Highway Rezoning - Summary

We are seeking a zoning change at the property of 1221 West Lincoln Highway in DeKalb Illinois. One of the primary businesses owned and managed by us would be a Package Liquor Store with a drive-thru. We believe the neighborhood is underserved and a drive-thru would be a convenience in the area. Next we will have a Video Gaming Establishment, again we think the area is underserved on West Lincoln Highway. The third business on the first floor would be the back north end area which would be a Storage Area for Fatty’s Catering Business. Fatty’s Catering Business has grown substantially over the years. We require more space to store equipment and product.

In addition to three commercial units on the first floor, we are adding three apartments on the second floor (approximately 60% area of the footprint). All three apartments will have two bedrooms and will be of high quality and design. The combination of the apartments above and the retail space below will allow us the financial diversity in order to meet our banking and property tax responsibilities.

We feel this project will substantially increase the value of the west end of Lincoln Highway. This project takes another blighted lot off of the main street through our town. This project would also serve as overflow parking for Fatty’s Bar & Restaurant. There will be more than enough parking spaces to serve this new project and Fatty’s Bar & Restaurant. Another advantage of this project is the safety of having a new parking lot with appropriate lighting, which it currently has none.
TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): Blue Ridge LLC -1221Jeff Dobie
Petitioner's Representative: Phone: 815-766-0840
Mailing Address: Email: jeff.fattys@gmail.com
1312 W. Lincoln HWY. Dekalb IL 60115

Property Owner: Blue Ridge LLC -1221Jeff Dobie
Mailing Address: Phone: 815-766-0840
1312 W. Lincoln HWY. Dekalb IL 60115
Email: jeff.fattys@gmail.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 ALTA/ACSM Land Title Survey PIN# 0821276021

B. Street Address or Common Location: 1221 W. Lincoln HWY. Dekalb IL 60115

C. Size of Property (square feet or acres): 34,676

D. Existing Zoning: GC, general commercial and MFR2, multi family residential

E. Proposed Zoning: PD-C, planned development commercial

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.

   [Signature]

   Date

   [Signature]

   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).

Updated: 9/2019