

416

408

943

SUBJECT SITE 901

LUCINDA AV

LUCINDA AV

1050

890

830

N ANNIE GLIDDEN RD

N ANNIE GLIDDEN RD

UNIVERSITY CIRCLE DR
UNIVERSITY CIRCLE DR



SPECIAL USE PERMIT PETITION

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

FROM: Petitioner Name(s): 4Willz LLC Telephone: 815.901.0674
Petitioner's Representative: William Williams Cell: 815.501.2678
Mailing Address: 3230 Sycamore Rd #182 Email: admin@4willz.com
Dekalb, IL 60115

Property Owner: Jody Boardman (Prop Manager) Telephone: _____
Mailing Address: Village Commons Bookstore Cell: 815.758.0613
P.O Box 1184, DeKalb, IL 60115 Email: jody@vcbs.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: PIN'S 08-15-351-007 and 08-15-351-006

B. Street Address or Common Location: 901 E Lucinda Ave, Dekalb, IL 60115

C. Size (square feet or acres): 2,411 square feet

D. Existing Zoning District: LC Commercial Dist.

E. Proposed Special Use: Amusement Establishment - Cyber & Esports Cafe

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.

The proposed use is a Cyber and Esports Cafe offering non-alcoholic beverages and snacks. This establishment would not prevent any development and use of neighboring properties or impact adjacent existing and future land uses. Furthermore, it would not impact property values or the general public's health, safety, or welfare. And, we will conform to all elements of the UDO.

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: July 1st 2022
Those in attendance: Will Williams & Dan Olson

***(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.

William Williams

Petitioner Signature

9/19/2022

Date

Petitioner Signature

Date

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).

Property Owner Signature

Date

Property Owner Signature

Date

Subscribed and sworn to before me
this _____ day of _____, 20____.

stamp

Notary Public Signature



William Williams <admin@4willz.com>

[901 E] Special Use Permit Petition

Jody Boardman <jody@vcbs.com>
To: William Williams <admin@4willz.com>

Thu, Sep 15, 2022 at 9:21 AM

This is to confirm that we approve of the zoning petition from our tenant - 4Willz LLC, for a special use permit for an amusement establishment at [901 E Lucinda Avenue, Dekalb, IL](#), to allow him to run a cyber cafe and e-sports gaming.

Jody Boardman
Property Manager
Village Commons Shopping Center
[901 Lucinda Ave.](#) PO Box 1184
Dekalb, IL 60115

815-435-0073

[Quoted text hidden]

901-I	901-P	901-R	901-J	901-K	901-L
Dominos	Available \$10.00 PSF	Graham Crackers	Hot Spot Deli	Available (Upper Level) \$8.00 PSF	Available (Mid Level) \$8.00 PSF
2010 SF	2010 SF	1150 SF	3015 SF	5695 SF	13065 SF
30'	30'	20'	45'	85'	195'

901-A	901-R	901-B	901-C	901-D	901-E	901-F	901-G	901-G2	901-M	901-H	901-T
Available \$6.00 PSF	Graham Crackers	La Salsa Restaurant	Barber Shop	Cast Iron Coffee	E-Sports	Available \$7.00 PSF - 3328 SF	Available \$10.00 PSF	Boost Mobile	Panda House	Sharks	Huskie Smoothie
4020 SF	1150 SF	3685 SF	938 SF	1943 SF	2144 SF	901-F2 Covid Testing 960 SF	1500 SF	1400 SF	2010 SF	2410 SF	1450 SF
60'	20'	55'	14'	29'	32'	64'	45'	30'	60'	14'	

Tenant Space

Proposed use and description

The proposed use is a Cyber and Esports Cafe offering non-alcoholic beverages and snacks. This establishment would not prevent any development and use of neighboring properties or impact adjacent existing and future land uses. Furthermore, it would not impact property values or the general public's health, safety, or welfare. And, we will conform to all elements of the UDO.

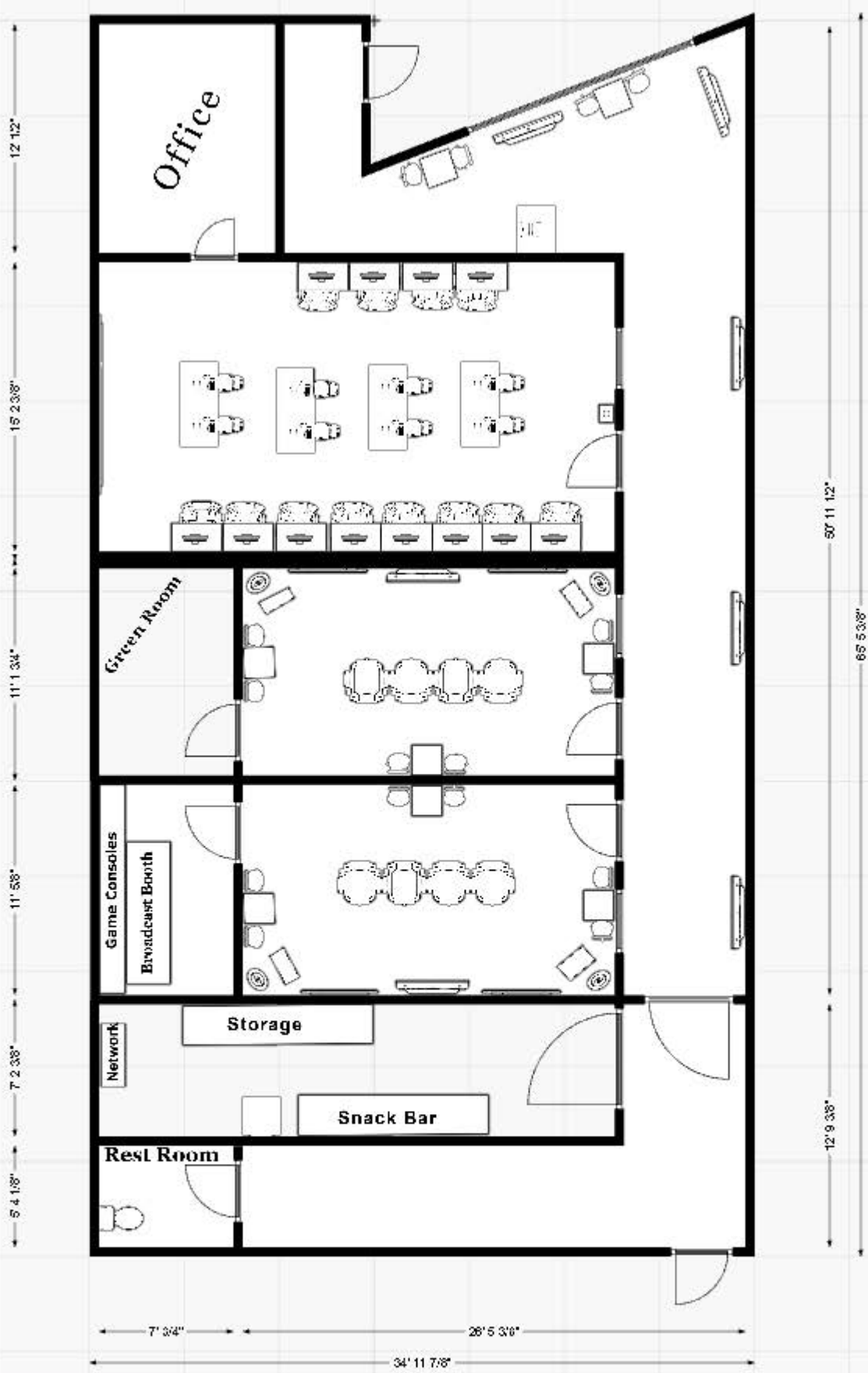
G-Spot Labs (Gathering, Games, Gigabytes, & Good Times) will open this winter with a pilot(alpha/soft) opening.

With the following hours:

- Thursday 6 pm to 2 am
- Friday 6 pm to 2 am
- Saturday 10 am to 2 am
- Sunday 11 am to 11 pm
- Monday thru Wednesday - (Appointments, Sponsored Tournaments, Special Events, Fundraisers).

After the pilot phase, we will analyze the feedback from our customers. Still, ideally, we would open earlier on weekdays, and more of a regular cadence on Monday, Tuesday, and Wednesday.

We will offer in total between 30 and 40 computer and game consoles, 10 to 20 game consoles, and 10 to 20 computers. We will progressively add consoles and computers during the year after analyzing customer demand during our initial phases. Once we complete our beta phase and expand our services and programs, we will look to boost employment. But During the pilot and beta phases, the owners will be hands-on while looking to automate as many processes as possible.



G-spot Labs
Proposed Floor Plan