

**APPROVING A SPECIAL USE PERMIT FOR AUTOMOBILE SALES IN THE
"CBD" CENTRAL BUSINESS DISTRICT AT 215 N. FOURTH STREET,
DEKALB, ILLINOIS (CLASSIC AUTO HAUS, INC. – STEVE TURNER).**

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, Classic Auto Haus (the "Petitioner") is the contingent-contract purchaser of the property located at 215 N. Fourth Street, DeKalb, Illinois and legally described in the attached and incorporated Exhibit A (the "Property"); and

WHEREAS, Petitioner petitioned the City to approve a special use permit for automobile sales on the Property (the "Special Use Petition"); and

WHEREAS, on October 2, 2023, pursuant to due notice, the City's Planning and Zoning Commission (the "PZC") held a public hearing on the Special Use Petition, made findings of fact, and recommended approving the Special Use Petition; and

WHEREAS, the City's corporate authorities adopt and incorporate by reference the PZC's findings of fact and further find that: (1) approving the Special Use Petition is in the City's best interests for the protection of the public health, safety and welfare; and (2) the Special Use Petition conforms with the UDO's standards as follows:

**STANDARDS OF A SPECIAL USE – ARTICLE 14.03.05(2) OF THE UNIFIED DEVELOPMENT
ORDINANCE ("UDO")**

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

The proposed special use will comply with all regulations of the "CBD" Central Business District. Adequate parking is provided in the area and conditions are recommended to prohibit the outside storage of vehicles for sale and the repair of vehicles.

- 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 "CBD" Central Business District for decades. The subject site is in proximity to a variety of other commercial uses including business offices, restaurants, multi-family residential and other retail and service uses. All vehicles for sale will be stored inside the building and vehicle repairs will be prohibited. In addition, the proposed use meets the recommendations of the City's 2022 Comprehensive Plan.

- 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 of the neighboring properties. Much of the area is already developed with a variety of commercial uses and some multi-family residential. With the recommended conditions, the

proposed automobile sales will operate in a manner that is not detrimental to the surrounding neighborhood.

4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

Adequate public services and utilities are already provided to the subject site. There are about 340 public or semi-public spaces provided in a one block area from the property including the 58 space Haish Public Parking Lot directly west of the building.

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 uses in the surrounding area and is in compliance with the 2022 Comprehensive Plan and UDO. Adequate parking is provided on nearby streets and in adjacent public parking lots. The proposed automobile sales will be conducted entirely indoors, will take up a vacant commercial building in the downtown area and will be an economic benefit to the City. Conditions are suggested in the recommendation that will prohibit the outside storage of vehicles for sale and the repair of vehicles.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The recitals to this Ordinance are true, material, adopted and incorporated herein as Section 1 to this Ordinance.

SECTION 2: The City's corporate authorities grant the Special Use Petition and adopt and approve a special use permit for automobile sales on the Property, subject to and contingent upon, the following conditions:

1. No outside storage or display of vehicles shall be permitted on the Property;
2. No vehicle repairs or services shall be permitted on the Property; and
3. Petitioner and Petitioner's agents, successors, and assigns shall comply with this Ordinance, the UDO, the City's Municipal Code and applicable laws, regulations, and ordinances regulating the use, occupancy, maintenance, and taxation of the Property and automobile sales on the Property.

SECTION 3: The City's corporate authorities authorize and direct the City Manager to record this Ordinance in the DeKalb County Clerk and Recorder's Office.

SECTION 4: This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 9th day of October 2023 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None.





COHEN BARNES, Mayor

ATTEST:


Ruth A. Scott, Executive Assistant

EXHIBIT A
(Legal Description of the Property)

The Property is legally described as:

LOT 7 AND LOT 8 (EXCEPT THE NORTH 40 FEET OF LOT 8) IN BLOCK 13 IN THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 8-1/4, ON DECEMBER 19TH, 1853, SITUATED IN DEKALB COUNTY, ILLINOIS.

Common Address: 215 North 4th Street, DeKalb, IL 60115
Parcel Identification Number ("PIN"): 08-23-157-011



2023007251

TASHA SIMS
RECORDER - DEKALB COUNTY, IL
RECORDED: 10/13/2023 11:22 AM

REC FEE: 75.00
PAGES: 5

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

CERTIFICATION

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2023-045

APPROVING A SPECIAL USE PERMIT FOR AUTOMOBILE SALES IN THE "CBD" CENTRAL BUSINESS DISTRICT AT 215 N. FOURTH STREET, DEKALB, ILLINOIS (CLASSIC AUTO HAUS, INC. – STEVE TURNER).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 9th day of October 2023.

WITNESS my hand and the official seal of said City this 13th day of October 2023.

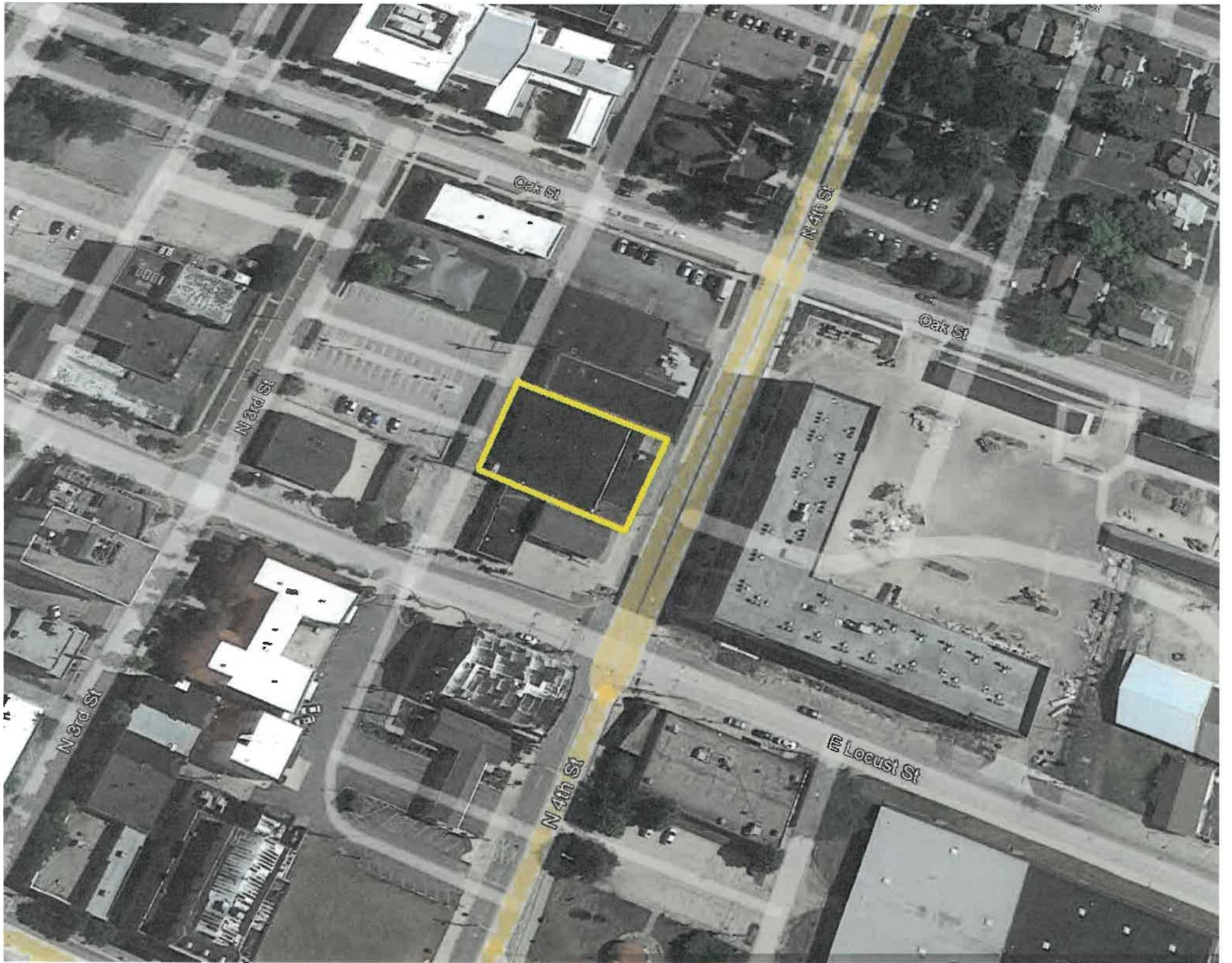
RUTH A. SCOTT, Executive Assistant/Recording Secretary



Prepared by and Return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
164 E. Lincoln Highway
DeKalb, Illinois 60115





CONCEPTUAL FLOOR PLAN LAYOUT

215 N 4th STREET DEKARB

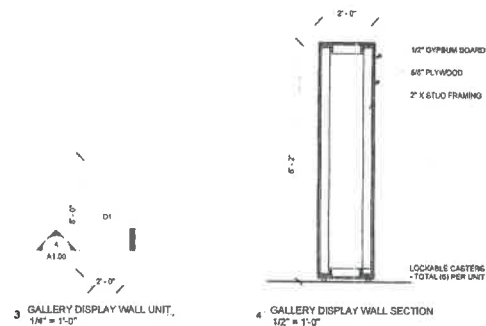
CLASSIC AUTOHAUS
PROPOSED CAR LAYOUT



NORTHERN ILLINOIS UNIVERSITY
Division of Finance And Facilities

Charles Shepard Renovations

215 North Fourth Street



1 3/4" X 100" UNISTRUT BAR SECTION - NO PERFORATIONS - GALVANIZED STEEL - NON PAINTED - 1/2"

ALUM ANGLE FITTING - GALVANIZED STEEL - NON PAINTED

PLAN

44192 Z SHAPE FITTING - GALVANIZED STEEL - NON PAINTED

PROVIDE 1/2" THROUGH WALL EXHAUST WITH LOWVOLTAGE DRAINER TO BE CONNECTED TO A TOTAL OF 1/2" ENGINEER ONE SCHEDULE TO EXTEND INTO SMALL STORAGE AREA ADJACENT TO MAIN WELDING AREA.

DRENCH BLOWER THIS LOCATION

MODIFY SINK AREA THIS LOCATION

240MM/9 1/2" PROVIDE ISOLATE VENTILATION

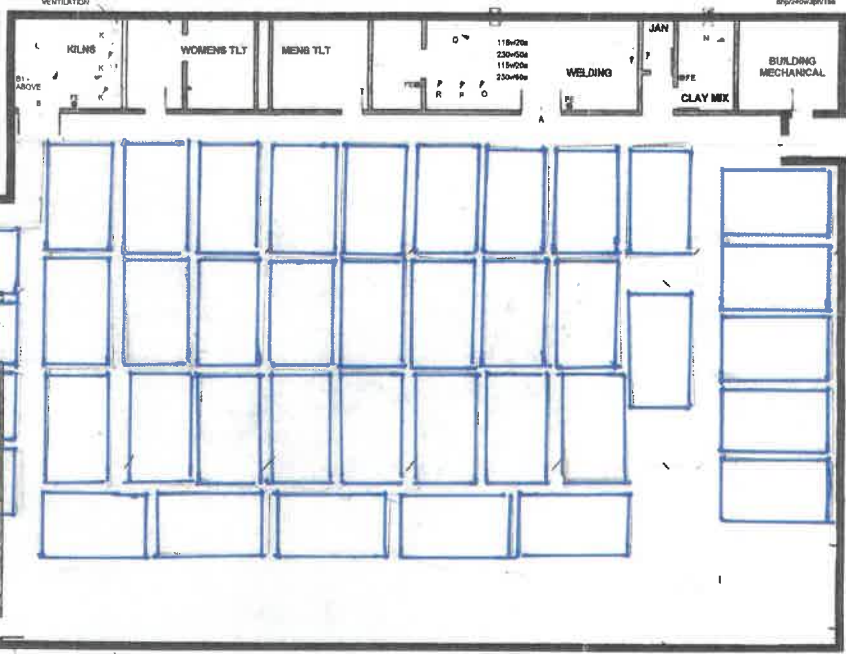
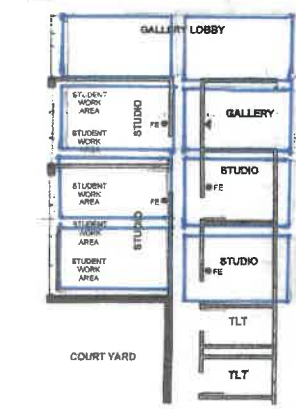
PROVIDE LARGER DOUBLE SINK SINK

PROVIDE SEWAGE TRAP FOR EXISTING SINK

PROVIDE 1/2" EXHAUST FAN TO EXTERIOR

8hp/240v/2ph/115v

2 UNISTRUT LIGHT BARS 12' x 1'-0"



CAR 9x15

1 FLOOR PLAN 1/8" = 1'-0"



FURNITURE / EQUIPMENT LEGEND

- EXISTING FURNITURE AND EQUIPMENT - PROVIDE ADEQUATE POWER AS INDICATED
- A DOUBLE SIDED SHELVING
 - B VERTICAL PANEL SAW - 120w/16
 - C DUST COLLECTOR - 115w/60s
 - D BAND SAW (WOOD) - 115-064230/16/16
 - E MITER SAW - 120-16
 - F BELT ORBIT SANDER - 115w/13s
 - G HORIZONTAL BELT SANDER - 115w/16s
 - H TABLE SAW (PORTABLE)
 - I WORK TABLE
 - J E TABLES WITH TASK CHAIRS FOR STUDENT WORK STATION
 - K ELECTRIC VOLT - SHAW 60488
 - L ALPINE HF-20 GAS KILN
 - M FLAMMABLE PAINT CABINETS
 - N CLAY MIXER - MAX 1600/1600 @ 115V
 - O WELDER - MIG WELDER 250 - 250/400
 - P WELDER - MIG WELDER 130 - 115/200
 - Q BAND SAW (CUT) - 115/60s
 - R ESAB PLASMA CUTTER - 250/400

EQUIPMENT - VENTILATION TO BE PROVIDED

- A1 AIR FILTER FROM LIGHTS
- B1 BASE OF DESK PRODUCT - JET TOOL - AF-2000 CFM 170v - 115/16/18/17 770s
- C1 CABIN VENTILATION HOOD AND ELECTRIC KILN(S) VENTILATION HOOD
- D1 3-1/2" PAINT BOOTH - BASE OF DESK PRODUCT
- E1 WWW.SPAINWOODSUPPLIES.COM
- F1 UNIB-0607 - 12hp / 1hp / 110v / 250w MOTOR
- G1 MOVABLE GALLERY PARTITIONS - TOTAL 16'
- H1 AIR COMPRESSOR - BASE OF DESK PRODUCT - INGENROLL PAND 7.5 HP 80
- I1 COMPRESSOR TWO STAGE AIR COMPRESSOR 120V/115V/115V

DATA / ELECTRICAL LEGEND

- DATA PORT
- DUPLEX OUTLET
- QUAD OUTLET
- QUAD CEILING OUTLET
- PROVIDE HANGING CORD OVER STUDENT WORK AREA AND WORK BENCHES. TO BE CEILING MOUNTED IN GALLERY.

DOOR SCHEDULE

- A 2 HR FIRE RATED DOOR FRAME 8'-0" x 7'-0" DOOR 12'-0" x 7'-0"
- B 2 HR FIRE RATED DOOR FRAME 7'-0" x 7'-0" DOOR 11'-0" x 7'-0"
- C FRAME 7'-0" x 7'-0" DOOR 11'-0" x 7'-0"

LEGEND

- FE WALL MOUNTED FIRE EXTINGUISHER

NOTES

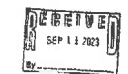
- MEP TO PROVIDE DISCONNECTS WHERE REQUIRED
- PROVIDE HEAT DETECTORS AS REQUIRED

4/7/2011 12:53:41 PM

Copyright 2011

No Description Date

215 N. 4th STREET



CONCEPTUAL FLOOR PLAN

815.739.0801
Charles Shepard

Project 00000

A1.00

← 215 N 4th St
DeKalb, Illinois
Google Street View
Oct 2022 See more dates





Search Google Maps

200 N 3rd St
Dekalb, Illinois
Google Street View
Oct 2022 See more dates