

**APPROVING A SPECIAL USE PERMIT TO ALLOW A BANK WITH DRIVE-THROUGH FACILITIES AT 330 GROVE STREET, DEKALB, ILLINOIS (HEARTLAND BANK AND TRUST).**

**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**, Heartland Bank and Trust Co. (the “Petitioner”), is the owner of property located at 330 Grove Street, DeKalb, Illinois and legally described in the attached and incorporated Exhibit A (the “Property”); and

**WHEREAS**, Petitioner requested that the City approve a special use permit to allow a bank with drive-through facilities on the Property (the “Special Use Permit”); and

**WHEREAS**, on July 7, 2025, pursuant to due notice, the City’s Planning and Zoning Commission (the “PZC”) held a public hearing on the Special Use Permit, made findings of fact, and recommend approving the Special Use Permit; and

**WHEREAS**, the City’s corporate authorities adopt and incorporate by reference the PZC’s findings of fact, find that approving the Special Use Permit is in the City’s best interests for the protection of the public health, safety and welfare, and find that the Special Use Permit conforms to standards of a special use under the City’s Unified Development Ordinance (the “UDO”) as follows:

**STANDARDS OF A SPECIAL USE – ARTICLE 14.03.05(2) OF THE 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 and the UDO.

**2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood 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 proposed site plan provides for adequate stacking space for the drive-through per the UDO. The site has been zoned “CBD” Central Business District for decades. The surrounding area is already developed with a variety of uses including multi-family residential, offices, restaurant, banquet facility and public parking.

**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 on the neighboring properties. The surrounding area is already developed with a variety of uses including multi-family residential, offices, restaurant, banquet facility, and public parking. The proposed special use 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 Property. The site plan indicates adequate stacking area for three (3) vehicles per lane as required by the UDO. The queue for the vehicles in the drive-through lanes will not interfere with other site traffic or back up onto a public roadway. Although it is not required to have on-site parking, the site plan shows 10 standard parking spaces and one handicap space. Access will be provided from Grove St. using the existing public alley. In addition, a full access off S. Fourth Street is proposed. Petitioner obtained approval of the full access onto S. Fourth Street from the Illinois Department of Transportation (IDOT).

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 developments and uses in the surrounding area. The surrounding area is already developed with a variety of uses including multi-family residential, offices, restaurant, banquet facility, and public parking. With other residential and commercial projects being completed around the area, Petitioner believes the addition of a local community bank on the Property will add to the aesthetics of the neighborhood and serve the financial needs of the community.

**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 as Section 1 to this Ordinance.


**SECTION 2:** The City's corporate authorities adopt and approve the Special Use Permit to allow a bank with drive-through facilities for the Property per the site plans listed in the attached and incorporated Exhibit B (the "Plans"), subject to and contingent upon Petitioner's compliance with City's Municipal Code and applicable law regarding Petitioner's use and ownership of the Property.

**SECTION 3:** 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 if this Ordinance is inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 4:** 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 14<sup>th</sup> day of July 2025 and approved by me as Temporary Chair on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Carlson, Powell, Verbic, Walker. Nay: None. Absent: Barnes. Second Reading waived by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Carlson, Powell, Verbic, Walker. Nay: None. Absent: Barnes.



  
TRACY SMITH, Temporary Chair


ATTEST  
  
Ruth A. Scott, Executive Assistant

EXHIBIT A  
(Property's Legal Description)

The Property is legally described as follows:

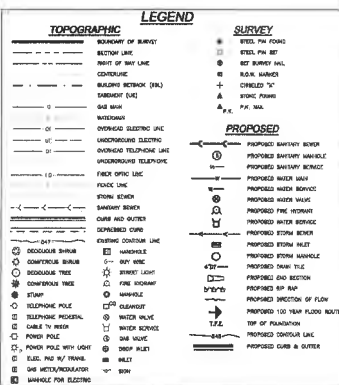
LOTS 9 AND 10 IN BLOCK 16 OF THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 8 1/4 ON DECEMBER 19, 1853, IN DEKALB COUNTY, ILLINOIS.

Common Address: 330 Grove Street, DeKalb, IL 60115; and  
Parcel Identification Number ("PIN"): 08-23-304-011.

EXHIBIT B  
(Plans)

- Layout Plan dated 6-12-25 prepared by Willett Hofmann Associates.
- Utility Plan dated 6-12-25 prepared by Willett Hofmann Associates.
- Grading Plan dated 6-12-25 was prepared by Willett Hofmann Associates.
- Landscape Plan (Sheet L1.1) dated 4-4-25 prepared by the Farnsworth Group.
- Photometric Plan dated 6-13-25 prepared by KSA Lighting & Controls.
- Building Elevations (Sheets A3.1 and A3.2) dated 4-4-25 prepared by the Farnsworth Group.

FOUND CHISELED "X" ON S.E. BONNET BOLT OF FIRE  
HYDRANT LOCATED AT N.W. CORNER OF S. 4TH STREET  
AND GROVE STREET.  
ELEV=880.34



REVISIONS	
REVISION NUMBER	DATE
	08/12/25



**SITE PLAN  
OF  
NEW DEKALB BRANCH  
FOR  
HEARTLAND BANK AND TRUST**

### Permit Set

**SHEET TITLE**

**LAYOUT  
PLAN**

JOB NUMBER  
1569Z24

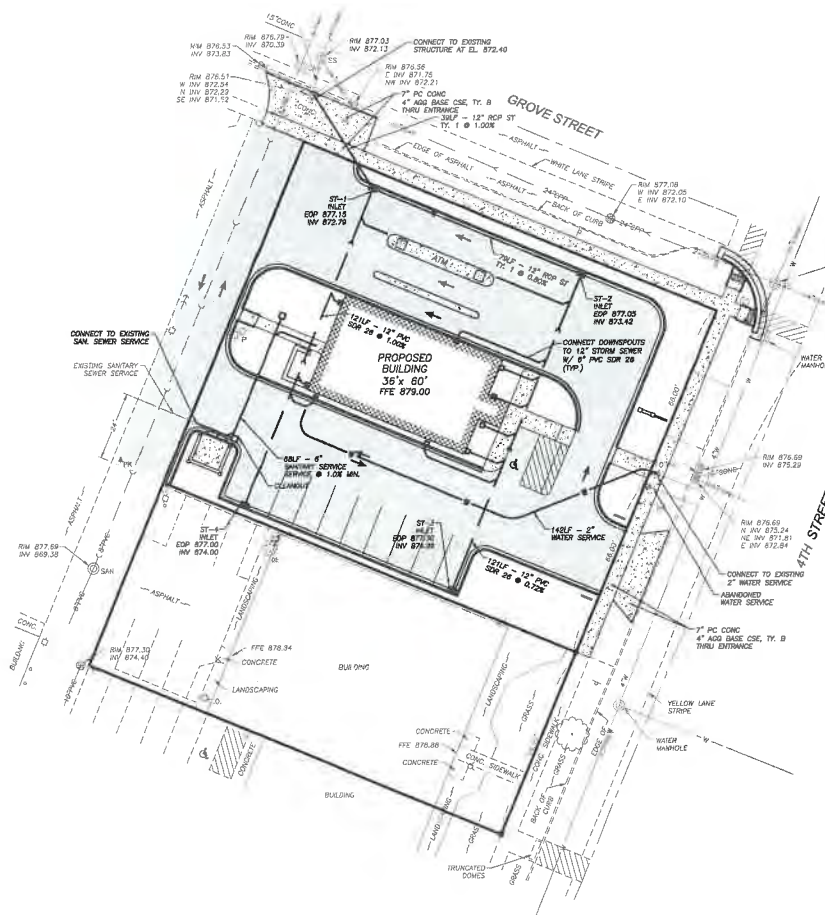
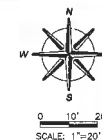
DATE  
06/12/2025

SHEET NO.

4 of 10

FOUND CHISELED "X" ON S.E. BONNET BOLT OF FIRE  
HYDRANT LOCATED AT N.W. CORNER OF S. 4TH STREET  
AND GROVE STREET.

ELEV=880.34

[illegible]

REVISIONS	DATE	08/12/23
REVISION		
CITY REVIEW		



**SITE PLAN**  
**OF**  
**NEW DEKALB BRANCH**  
**FOR**  
**HEARTLAND BANK AND TRUST**

### Permit Set

**SHEET TITLE**

## UTILITY PLAN

JOB NUMBER  
1569Z24

DATE  
06/12/2025

SHEET NO.

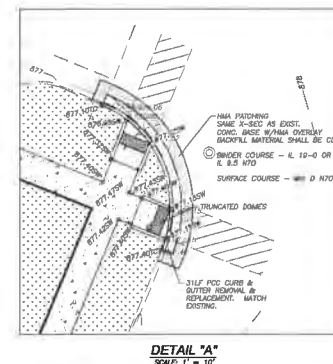
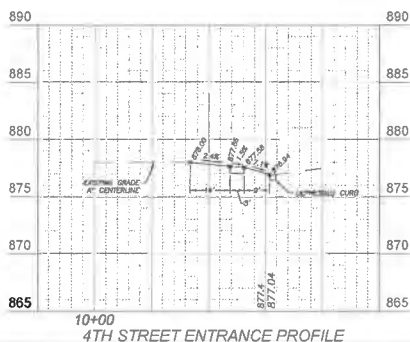
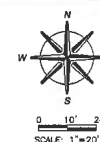
5 of 10

KISHWAUKEE WATER RECLAMATION DISTRICT

1) CONTRACTOR TO COORDINATE AN INSPECTION WITH JAMIE COCHRANE ( jcochrane@kiewitwrd.com ) AT KISHWAUKEE WATER RECLAMATION DISTRICT TO ENSURE THE EXISTING BUILDING SERVICE IS IN SUITABLE CONDITION FOR RE-USE.



FOUND CHISELED "X" ON S.E. BONNET BOLT OF FIRE  
HYDRANT LOCATED AT N.W. CORNER OF S. FOURTH STREET  
AND GROVE STREET.  
ELEV=580.34



**WILLEIT HOFMANN  
ASSOCIATES INC**  
ENGINEERS ARCHITECTS LAND SURVEYORS  
18001 Professional Design Pkwy. Ste. 104 • Orem UT 84057-1015

**SITE PLAN**  
**OF**  
**NEW DEKALB BRANCH**  
**FOR**  
**HEARTLAND BANK AND TRUST**

Permit Set

SHEET TITLE

## GRADING PLAN

JOB NUMBER  
1568724

DATE  
08/12/2025

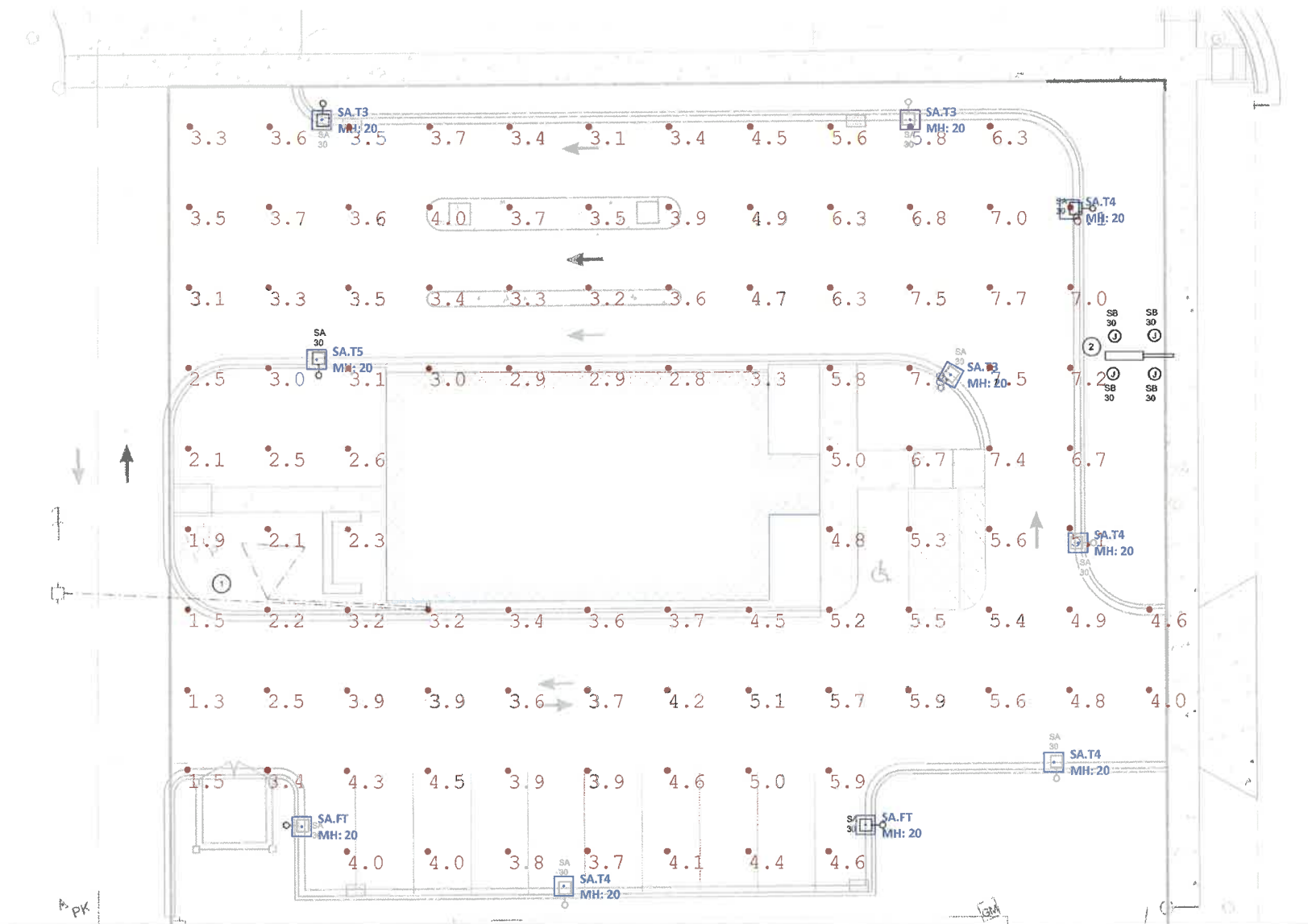
SHEET NO.

SHEET NO.

6 of 1







## Luminaire Schedule

Symbol	Qty	LLF	Description
SA.FT	2	0.950	LCN1-PLED-CPA-IV-FT-36LED-875mA-35K
SA.T3	3	0.950	LCN1-PLED-CPA-III-M-36LED-875mA-35K
SA.T4	4	0.950	LCN1-PLED-CPA-IV-36LED-875mA-35K
SA.T5	1	0.950	LCN1-PLED-CPA-VSQ-M-36LED-875mA-35K

Type
SA.FT
SA.T3
SA.T4
SA.T5

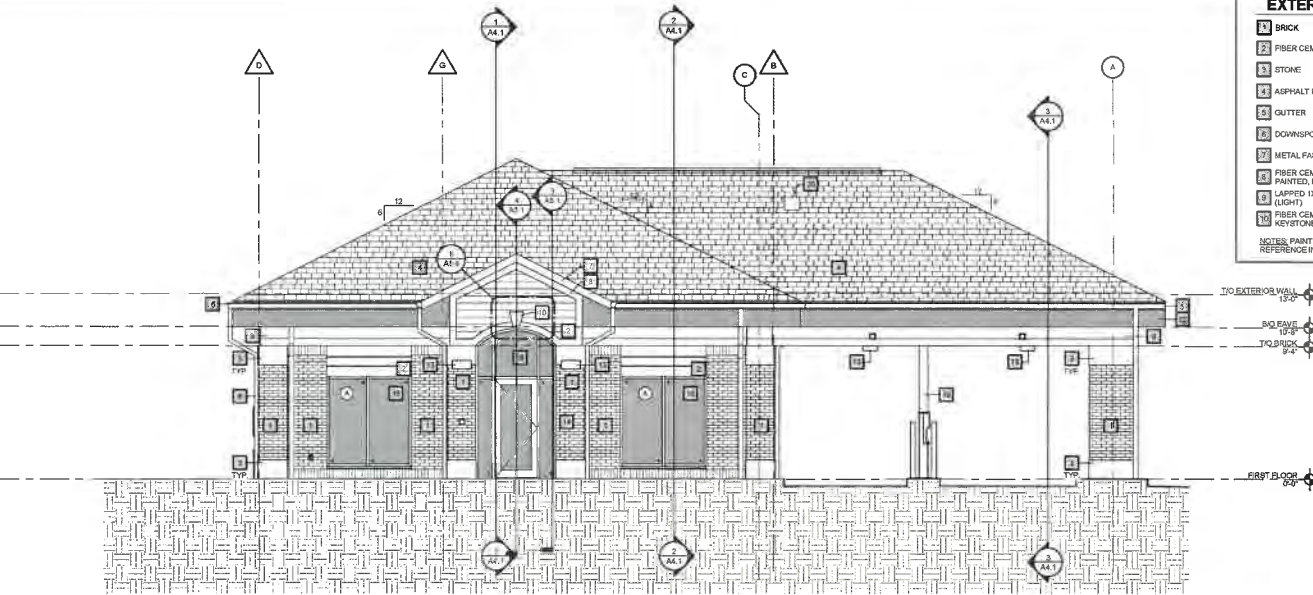
## Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	4.30	7.8	1.3	3.31	6.00

## Notes:

1. Calculation Work Plane : Ground Level
2. Fixture Mounting Height : Noted Above
3. Calculation Point Spacing : 10' x 10'

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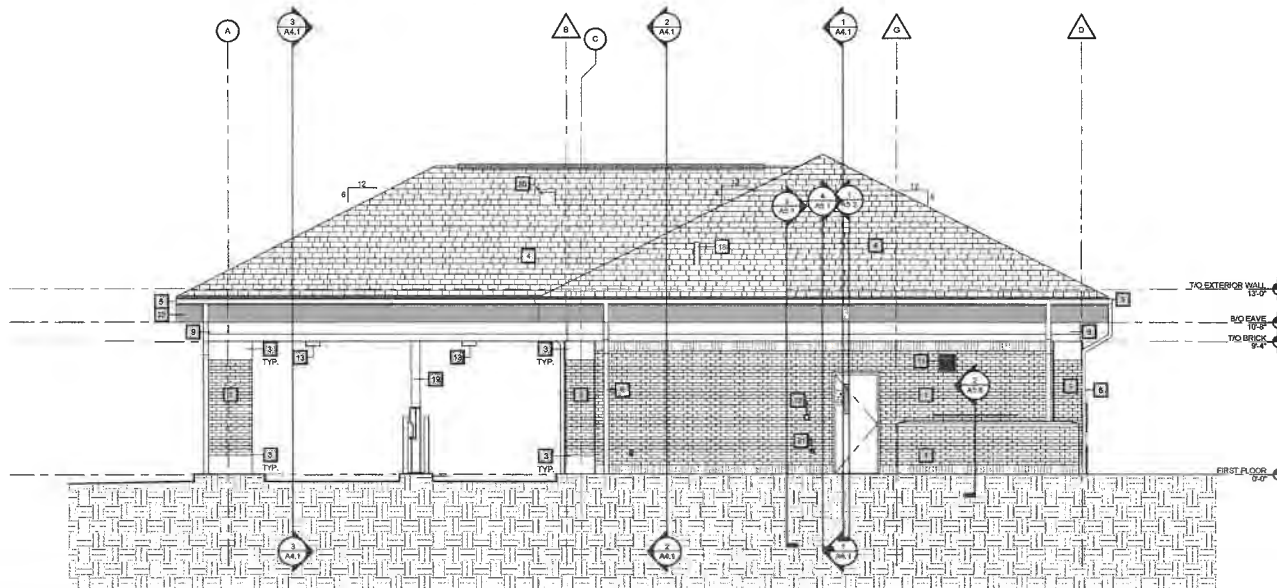
# EXTERIOR LEGEND

- |  |  |                              |
|--|--|------------------------------|
| 1 BRICK  | 11 MECHANICAL EQUIPMENT - SEE MECHANICAL DRAWINGS            | 21 SILL COOK                 |
| 2 FIBER CEMENT BOARD   | 12 ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS            | 22 FIBER CEMENT BOARD FASCIA |
| 3 STONE  | 13 LIGHT FIXTURES - SEE ELECTRICAL DRAWINGS                  |                              |
| 4 ASPHALT ROOF   | 14 KNOX BOX - COORDINATE FINAL LOCATION WITH FIRE DEPARTMENT |                              |
| 5 GUTTER   | 15 CONTROL JOINT   |                              |
| 6 DOWNSPOUT TO BELOW GRADE                                       | 16 ALUMINUM STOREFRONT                                       |                              |
| 7 METAL FASCIA - PAINTED   | 17 NIGHT DROP BOX  |                              |
| 8 FIBER CEMENT WOOD BOARD TRIM - PAINTED, P-8 (DARK)             | 18 VENT PIPE - SEE MECHANICAL                                |                              |
| 9 LAPPED 1X8/1X10 TRIM - PAINTED, P-9 (LIGHT)                    | 19 PNEUMATIC TUBE CUSTOMER STATION                           |                              |
| 10 FIBER CEMENT WOOD BOARD TRIM - KEYSTONE - PAINTED, P-8 (DARK) | 20 ROOF VENT   |                              |

NOTES: PAINT ALL EXPOSED METAL ITEMS UNLESS OTHERWISE NOTED OR SHOWN. REFERENCE INTERIOR FINISH SCHEDULE ON S.I. FOR FURTHER INFORMATION.

TO EXTERIOR WALL 15'-0"  
TO EAVE 10'-0"  
TO BRICK 9'-4"  
FIRST FLOOR 0'-0"

2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



TO EXTERIOR WALL 15'-0"  
TO EAVE 10'-0"  
TO BRICK 9'-4"  
FIRST FLOOR 0'-0"

1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**Farnsworth GROUP**

200 W. COLLEGE AVENUE, SUITE 301  
NORMAL, ILLINOIS 61761  
(309) 663-8436 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

DATE DESCRIPTION

Permit Set

PROJECT  
Heartland Bank and Trust

New DeKalb Branch

330 Grove Street  
DeKalb, IL 60115

DATE: 04/04/2025

DESIGNED: LRB

DRAWN: LRB

REVIEWED: JEB/CTF

SHEET TITLE

EXTERIOR  
ELEVATIONS

SHEET NUMBER

**A3.1**

PROJECT NO.: 0230029.01

