

ORDINANCE 11-08 Passed February 28, 2011

**APPROVING A SPECIAL USE PERMIT FOR
A VEHICLE REPAIR FACILITY AT 930
SOUTH FOURTH STREET, DEKALB.**

WHEREAS, Janet Jacobson, has filed a petition with the City Clerk of the City of DeKalb, Illinois, for a special use permit allowing a Vehicle Repair Facility on property zoned "GC", General Commercial, and,

WHEREAS, the DeKalb Plan Commission held a public hearing and reviewed the request on February 16, 2011 and recommended approval on the prior rezoning request which is a prerequisite for the special use permit; now,

THEREFORE BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

Section 1. That a special use permit be granted to allow a vehicle repair facility at 930 South Fourth Street subject to following conditions:

- a. Outside storage of parts, tools, supplies and/or other equipment is prohibited;
- b. Parking or storage of inoperable or unlicensed vehicles shall be prohibited;
- c. All rubbish or waste materials shall be promptly disposed of in appropriate dumpster or disposal containers, which shall be screened in accordance with Article 7 of the UDO or kept under roof in the building;
- d. All operations shall occur with the vehicle service bay door closed, except for vehicle parking, and vehicles entering and exiting the service bays.
- e. Parking areas should be screened with a fence and/or landscape buffer on the north and south property boundary to minimize potential impacts.
- f. Since the activity occurs in the rear of the property no signage larger than what is otherwise allowed under a home occupation shall be erected along South Fourth Street

Section 2. That all provisions of the Unified Development Ordinance shall remain in full force and effect, and this Ordinance shall take effect upon its passage and approval according to law.


PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a regular meeting thereof held on the 28th day of February, 2011 and approved by me as Mayor on the same day. Amended and received and filed by voice vote. Passed on second reading by roll call vote: 7-0. Aye: Simpson, Teresinski, Verbic, Gallagher, Naylor, Baker, Kammes.

ATTEST:



STEVE KAPITAN, City Clerk





KRIS POVLSSEN, Mayor