AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR 
THE DEVELOPMENT OF A GAS STATION AT 1020 N. 1st 
STREET (KELLEY WILLIAMSON COMPANY—MOBIL).

WHEREAS, Kelley Williamson Company, (herein referred to as "Owner") of the property 
commonly known as 1020 N. 1st Street, DeKalb, Illinois (herein referred to as “Subject 
Property”), has petitioned the City of DeKalb for approval of a special use permit in order 
to accommodate a gas station; and

WHEREAS, the Subject Property is located in the "GC" General Commercial District 
within the City of DeKalb (the "City"); and

WHEREAS, pursuant to Article 10.05.01 (2) of the Unified Development Ordinance, the 
Owner of the Subject Property also petitioned the City of DeKalb Planning and Zoning 
Commission for a lighting variation to increase the average ground level foot-candle level; 
and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the 
Planning and Zoning Commission on March 29, 2017; and

WHEREAS, on March 29, 2017, the Planning and Zoning Commission reviewed the 
evidence presented in support of the requested variation, made findings of fact, and 
recommended approval of the variation; and

WHEREAS, the City Council has reviewed and adopts the following findings of fact of the 
Planning and Zoning Commission of the City of DeKalb, finds that the proposed special 
use permit is in conformance with the applicable factors contained therein, and now 
determines that it would be in the best interest of the City of DeKalb to grant said approval, 
subject to the terms and conditions established by this Ordinance;

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

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

The proposed special use will re-establish a use that was previously located on the site. 
The property is zoned ‘GC” General Commercial District and the proposed special use 
meets the requirements of the UDO, except for the lighting standards of Article 10.

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 should not have a detrimental effect on the adjacent properties 
or land uses as it entitles the subject property to a commercial use that is complementary 
with existing and adjacent uses. The site did contain a gas station several years ago and
no evidence has been presented that it was detrimental to the value of neighboring properties. In addition, there is an existing gas station to the north of the subject site at the northeast corner of Hillcrest Drive and N. 1st Street and a former gas station at the northwest corner of the intersection.

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 proposed special use will not dominate the immediate area and will not prevent development on the neighboring properties. Much of the surrounding areas is already developed with commercial uses. The site plan submitted with the application indicates the removal of a full access off of Hillcrest Drive and one off of N. 1st Street, which will allow for safer traffic movements. The site is also in compliance with the City’s Unified Development Ordinance.

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

Adequate public services can be provided to this property. The developer is responsible for necessary utility improvements, which can be readily made. This property lies within adequate service areas for other City services, such as police and fire protection. Per the regulations of the UDO, on-site detention is not required due to the size of the property.

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.

There was former a gas station on the subject site and the proposed special use will be operated in a manner that is compatible with the surrounding area. The 2005 Comprehensive Plan indicates the subject site should be developed for commercial purposes.

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

Section 1. The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

Section 2. This Ordinance is limited and restricted to the Subject Property legally described as follows:
LOT 30 OF RIVERVIEW SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AS PER THE PLAT THEREOF RECORDED OCTOBER 4, 1961 IN THE DEKALB COUNTY RECORDER'S OFFICE IN BOOK "M" OF PLATS, PAGE 2, AS DOCUMENT NO. 307404, IN DEKALB COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRIFFIN-WILLIAMSON COMPANY TO THE CITY OF DEKALB BY WARRANTY DEED RECORDED OCTOBER 19, 1994 AS DOCUMENT NO. 91013759 DESCRIBED AS FOLLOWS: THAT PART OF LOT 30 IN RIVERVIEW SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30; THENCE ON AN ASSUMED BEARING OF NORTH 76 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 30, A DISTANCE OF 79.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 35.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH FIRST STREET; THENCE SOUTH 6 DEGREES 12 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 35.00 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 48 SECONDS WEST, 9.30 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 28.00 FEET, A DISTANCE OF 28.83 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 00 SECONDS EAST ALONG TANGENT, 12.18 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF DEKALB AND THE STATE OF ILLINOIS.

The aforementioned legal description is comprised of Parcel Identification Number (PIN) 08-14-329-023. The property is located at 1020 N. 1st. Street, DeKalb IL 60115.

Section 3: A Special Use Permit is hereby granted for the Subject Property to authorize a gas station.

Section 4: The approval granted in Section 3 herein is granted subject to the following conditions:

1. The Subject Property shall be developed and maintained at all times in substantial compliance with the Approved Plans identified in Exhibit A, subject to revisions as may be required and acceptable to the Community Development Director or designee.

2. The Owner shall consent to the establishment of a backup Special Service Area on terms and conditions acceptable to the City.

3. The Owner shall maintain cameras or other equipment utilized to provide video surveillance and security coverage for the Subject Property. The Owner agrees to provide to the City a connection and inter-link to any cameras so installed, so that the City can remotely monitor such common area surveillance videos from the City Police Department.
Section 5. Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of this Ordinance.

Section 6. 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. The City Clerk or designee shall record a copy of this Ordinance and the Approved Plans included herein after execution of this Ordinance.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a regular meeting thereof held on the 8th day of May, 2017, and approved by me as Mayor on the same day. First Reading April 24, 2017. Passed by a 7-1 roll call vote. Aye: Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: Jacobson.

ATTEST:

SUSANNA HERRMANN, City Clerk

JERRY SMITH, Mayor
Exhibit A

Approved Plans

1. Concept Layout Plan dated 4-14-17 prepared by ARC Design
2. Concept Utility and Grading Plan dated 4-14-17 prepared by ARC Design
3. Landscape Plan dated 4-15-17 prepared by Sanders Design Group
4. Canopy Elevations dated 4-18-17 prepared by Rewerts Design Group
5. Building Elevations Dated 4-18-17 prepared by Rewerts Design Group
6. Ground Sign Detail dated 4-7-17 prepared by Harder Signs
7. Photometric Plan dated 3-24-17 prepared by Red Leonard Associates
8. Canopy Structural Framing Elevations (Sheet SKE) prepared by King Manufacturing dated 4-6-17
MOBIL
N 1st St & E Hillcrest Dr
Dekalb, IL
HOW TO USE INTERACTIVE SITE PLANS

To use the interactive features of this plan, make sure you are viewing it in Adobe Reader.
If you do not have Adobe Reader installed on your system, it is available for download at the following link: https://get.adobe.com/reader/

QR codes can be accessed by clicking them if you are viewing the plan on a computer.
On printed plans, scan the codes with a QR scanner on your smartphone. QR scanners are available by visiting https://getcode.org/ and clicking the "QR Scanner" link or by visiting your app store and searching for "QR Scanner."

By rolling your cursor over each symbol in the feature schedule on the layout, you can view visual calcula of each feature.

The isometric view can be clicked to access an interactive 3D version of the site plan.
Right-click and choose "3D View" to return to the isometric plan view.

The pseudometric views can be clicked to access a slideshow where you can pan between images for comparison using the arrows below the slideshow. Right-click and choose "3D View" to return to the pseudometric plan views.

Click the image or scan the QR code below for video instructions.

Following the pseudometric views is an additional black and white image that can be clicked to play a video that pans around the entire site. You can pause the video at any time for a better view. Right-click and choose "disable content" to return to the default image.

Additional information for each feature on the plan is available by clicking or scanning the QR codes above the specification sheets. Once on the product page for a fixture, you can find individual spec sheets and any available installation instructions for that fixture by navigating to the "DOCUMENTATION" tab.

Additional QR codes are available on the back page. There are several helpful links including warranty and product information. There is also a link to IRA Direct for quick access to more of your files.
CLICK THE IMAGE TO ACTIVATE THE SLIDESHOW / RIGHT CLICK TO DISABLE
I, RUTH A. SCOTT, do hereby certify that I am the duly appointed Deputy City Clerk of the City of DeKalb, DeKalb County, Illinois, and as such officer, I am the keeper of the records and files of the City Council of said City.

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

ORDINANCE 2017-024

AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF A GAS STATION AT 1020 N. 1ST STREET, DEKALB, ILLINOIS (KELLEY WILLIAMSON COMPANY – MOBIL).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois on the 8th day of May, 2017, and the original is now on file at the City of DeKalb Municipal Building.

WITNESS my hand and the official seal of said City this 19th day of July, 2017.

RUTH A. SCOTT, Deputy City Clerk

Prepared by and Return to:
Deputy City Clerk Ruth Scott
City of DeKalb
200 South Fourth Street
DeKalb, IL 60115