



TEXT AMENDMENT PETITION

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

FROM: Petitioner Name(s): James Mason Telephone: (815) 756-1198
Petitioner's Representative: Cell: (815) 901-4309
Mailing Address: 120 N Annie Glidden Rd DeKalb, IL 60115
Email: whitingsa@masonproperties.com

1. The petitioner hereby petitions the City of DeKalb to amend the Unified Development Ordinance as follows – attach additional page(s) if necessary:

A. What is the text amendment regarding?

Adding "Indoor Self Service Storage facility" as a special use in the General Commercial + Light Commercial zoning districts; create a definition for "Indoor Self Service Storage facility"; modify the existing definition for "self service Storage facility"

B. What Article(s) and Section(s) of the Unified Development Ordinance are proposed for amendment?

Chapter 23 Articles 3.01, 5.07, 5.08

C. What is the proposed revised text?

See Attached Exhibit A

D. Describe the reason for this text amendment request, and what the intended effect will be.

To expand the ability for indoor self service storage facilities to occupy vacant commercial space.

2. The petitioner hereby submits the Petition Fee (\$500.00).

3. The petitioner hereby states that a pre-application conference [X] was [] was not held with City staff prior to the submittal of this petition.

*Date of pre-application conference: Wednesday December 20 @ 12:00pm

Those in attendance: JoEllen Charlton + 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.

[Signature]
Petitioner Signature

12.13.17
Date

Petitioner Signature

Date

Subscribed and sworn to before me
this 13 day of December, 2017.

[Signature]
Notary Public Signature



Exhibit A

Amend the Municipal Code Chapter 23 “Unified Development Ordinance” as follows:

Article 3.01, “Definitions”, by creating the use “Self-Service Storage Facility, Interior Unit Access” and the following definition: “A building containing separate interior climate-controlled storage units of varying sizes, which are leased or rented for the storage of customer’s goods and wares and which all storage units contained within the building have an access door from an interior hallway.” A “Self-Service Storage Facility, Interior Unit Access” shall not contain any outdoor storage.”

Article 3.01, “Definitions”, by deleting the definition for “Self-Service Storage Facility.”

“Article 3.01, “Definitions”, by creating the use “Self-Service Storage Facility, Exterior Unit Access” and the following definition: “A building or group of buildings containing separate non climate-controlled storage units of varying sizes, which are leased or rented for the storage of customer’s goods and wares and which have exterior unit access generally consisting of single-story buildings with roll-up doors and direct drive-up access. A “Self-Service Storage Facility” may also contain outdoor storage.”

Article 5.07 “LC” Light Commercial District by adding “Self-Service Storage Facility, Interior Unit Access” as a special use.

Article 5.08 “GC” General Commercial District by adding “Self-Service Storage Facility, Interior Unit Access” as a special use.

Article 5.11 “LI” Light Industrial District by deleting “Self-Service Storage Facilities” from the list of special uses.

Article 5.11 “LI” Light Industrial District by adding “Self-Service Storage Facility, Interior Unit Access” as a permitted use.

Article 5.11 “LI” Light Industrial District by adding “Self-Service Storage Facility, Exterior Unit Access” as a special use.

Article 5.12 “HI” Heavy Industrial District by deleting “Self-Service Storage Facilities” from the list of special uses.

Article 5.12 “HI” Heavy Industrial District by adding “Self-Service Storage Facility, Interior Unit Access” as a permitted use.

Article 5.12 “HI” Light Industrial District by adding “Self-Service Storage Facility, Exterior Unit Access” as a special use.

Article 7 “Supplemental District Regulations” by adding Article 7.21 and establishing items to review for a special use permit for a “Self-Service Storage Facility, Interior Unit Access” or a “Self-Service Storage Facility, Exterior Unit Access” including:

- Access/Traffic Circulation
- Hours of Operation
- Fencing
- Lighting

- Architectural Elevations
- Screening
- Security Cameras