



DEKALB PLANNING AND ZONING COMMISSION AGENDA
Monday, March 17, 2025
6:00 P.M.

DeKalb Public Library
Yusunas Meeting Room
309 Oak St.
DeKalb, IL 60115

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES

1. March 3, 2025.

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

E. NEW BUSINESS

1. **Public Hearing** – A petition by the Peugh Family Limited Partnership, represented by Kathy Peugh, for approval of a variance to the Unified Development Ordinance in order to incorporate a 15 sq. ft. electronic changeable copy sign (digital display sign) on an existing legal non-conforming ground sign at the Shell Express Lane Gas Station located at 175 W. Lincoln Highway.
2. **Plat of Vacation** – A request to vacate a portion of Simonds Ave. (City of DeKalb and Albus Packaging, LLC)

F. REPORTS

G. ADJOURNMENT

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
March 3, 2025

The Planning and Zoning Commission held a meeting on March 3, 2025, in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak Street, DeKalb, Illinois. Chair Maxwell called the meeting to order at 6:00PM.

A. ROLL CALL

Planning Director, Dan Olson, called the roll. Planning and Zoning Commission members present were: Chair Max Maxwell, Steve Becker, Trixy O'Flaherty, and Maria Pena-Graham. Vice Chair Bill McMahon and Commission member Jerry Wright were absent. Planning Director Dan Olson, Communications and Engagement Manager Scott Zak, and Assistant City Manager Bob Redel were present representing the City.

B. ELECTION OF VICE CHAIRPERSON

Chair Maxwell inquired if any Commission member would like to nominate someone for election as Vice-Chair. Chair Maxwell stated he would like to re-elect the current Vice Chair Bill McMahon. No additional nominations were made. Chair Maxwell requested a motion to re-elect Bill McMahon as Vice Chair. Becker motioned to approve the re-election of Bill McMahon. O'Flaherty seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the March 3, 2025, agenda as presented. Ms. O'Flaherty motioned to approve the agenda as presented. Mr. Becker seconded the motion, and the motion was approved by unanimous voice vote.

D. APPROVAL OF MINUTES

1. February 18, 2025 – Chair Maxwell requested a motion to approve the February 18, 2025, minutes as presented. Mr. Becker motioned to approve the minutes as submitted. Ms. O'Flaherty seconded the motion, and the motion was approved by unanimous voice vote.

E. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

None.

F. NEW BUSINESS

- a. **Public Hearing** – A petition by the City of DeKalb for amendments to the UDO to allow Electric Vehicle (EV) charging stations as an accessory use in all zoning districts. In addition, the amendments will also allow EV charging stations to be counted as satisfying minimum parking space requirements.

Chair Maxwell read the petition by title only.

Planning Director, Dan Olson, introduced City Communications and Engagement Manager, Scott Zak, who is the City Liaison with the Citizen Environmental Commission (CEC) who developed the

Sustainability Plan. He also mentioned Mr. Zak is familiar with the Metropolitan's Mayor's Caucus as well.

Scott Zak thanked the Commission for having him and discussed the background leading to the text amendment requests. Mr. Zak explained the root of the amendments are in the City's Sustainability Plan. The Plan was first written in 2016, and in 2022, the CEC initiated an update to the Sustainability Plan. He explained the update was initiated in a similar manner to the 2022 Comprehensive Plan with public input and a survey being sent out to gather additional information. Mr. Zak said the CEC is to the Sustainability Plan as the Planning and Zoning Commission is to the Comprehensive Plan. The Sustainability Plan update was approved by the City Council in 2024.

Mr. Zak further explained the Sustainability Plan contains several references recommending residents and community members reduce their carbon footprint. He noted one successful way of reducing a carbon footprint is to utilize electric vehicles, adding one of the specific goals in the energy section is to reduce greenhouse admissions. Mr. Zak stated this section articulates additional charging stations throughout the community will encourage drivers to consider electric powered vehicles or hybrid vehicles.

Continuing, he explained at the time the Sustainability Plan was approved the City also joined the Greenest Regions Compact. The Greenest Regions Compact is an initiative of the Metropolitan Mayor Caucus. The Compact provides an outline of steps cities can take to implement their Sustainability Plans and goals along the way. Mr. Zak stated participating cities also become members of the Mayors Caucus and of the Mayors Caucus' Environmental Commission.

Mr. Zak further mentioned the Greenest Regions Compact, the Metropolitan Mayors Caucus and their Environmental Commission provide additional programs to aid with the implementation of cities' respective Sustainability Programs. One of those programs is called the EV Readiness Program, which is funded by ComEd and put on the Metropolitan Mayors Caucus. The goal of this program is to eliminate as many barriers as possible to owning an electric vehicle. This includes bi-weekly classes and a comprehensive program, covering everything from first responder training for electric vehicle fires to recommending zoning changes.

Mr. Zak stated there are three levels in the aforementioned program, and the City is starting in the Bronze level. The text amendments being requested are the minimum changes needed to the UDO in order to be classified as "Bronze Level EV Ready". With that, DeKalb would be able to advertise itself as an EV ready community, teaching residents and non-residents all the different ways DeKalb is working to make EV chargers available. Importantly, Mr. Zak added there is no cost to the City for anything the CEC is doing.

Planning Director Olson reviewed the requested amendments as follows:

Article 3 – Definitions

Definitions were added for Electric Vehicles, Electric Vehicle Supply Equipment, Electric Vehicle Charging Station and Electric Vehicle Charging Infrastructure. Mr. Olson noted the definitions came from the Metropolitan Mayors Caucus' EV Readiness Program.

Article 7.04 – Accessory Uses, Buildings and Structures

The proposed amendment would allow Electric Vehicle (EV) charging stations as an accessory use in all zoning districts in the UDO. The amendment will facilitate the installation of chargers by making it easy to understand where they are allowed in the City.

Article 12.07 – Supplemental Off-Street Parking and Loading Regulations

An amendment is proposed that would allow EV charging stations to be counted as satisfying minimum parking space requirements. This amendment will reduce the cost of installing chargers by eliminating the need to construct additional spaces (without chargers) to meet parking minimums.

Mr. Olson mentioned the EV charging stations currently present within the City were approved by permits. The changes would codify and make it clear they are accessory uses and can be used to meet the minimum parking requirements. Although this has been happening, the language was not present in the UDO. He suggested there may be additional amendments in the future to expand and potentially receive higher awards from the Mayors Caucus. He discussed the various locations of EV charging stations currently within the City, pointing out the stations located at the AMC Theater could almost be considered off-site signs with advertising on the monitors on the chargers. Mr. Olson said the Commission will need to take that into consideration going forward.

He added some communities require a certain number of EV chargers for every project, but the City is not at that point at this time. The City plans to follow the demand trends for charging stations, juxtaposing trends with requirements. He further explained while new homes are not required to have an EV charging station, they are required to have 200-amp service (minimum), which could accommodate an EV charging station. Additional signage, length of charging time limits and other safety requirements may be added in the future as well. Mr. Olson stated no problems have been identified thus far with the charging stations currently present.

No public comments were made, and the public hearing was closed.

Ms. O'Flaherty believed any additional rules regarding charging time frames, etc. would need to wait until problems arose before anticipating those potential needs. She thought the number of public chargers currently in the City would not provide enough insight and most residents owning electric cars would utilize home charging stations. Presently, the public EV charging stations are simply a nice benefit. However, she noted as they become more popular in the future, she could see the Commission needing to revisit additional parameters.

Chair Maxwell was amenable to Ms. O'Flaherty's thought process, adding he sees no issue with the charging stations at the AMC Theater. However, if the off-site advertising on the stations had a line of site to the road, they would probably need to be more restrictive. Ms. O'Flaherty agreed, noting the charging stations, although publicly used, are on private property.

Chair Maxwell inquired if public funds were available for those who want to install them, either for the infrastructure or electricity. Mr. Zak explained the City does not offer any funding, but he has learned ComEd does offer rebates for this type of thing, for both electric vehicles and for cities to install charging stations. He added the City's website will contain additional information regarding this program.

Chair Maxwell asked if any maps exist reflecting the current charging stations. Mr. Zak responded several companies that provide apps showing the locations of charging stations, the cost, their activity, and the speed at which they're charging. Ms. O'Flaherty mentioned it sounds similar to the parking availability apps which Mr. Zak agreed.

Mr. Olson reminded the Commission of the three requested amendments, adding additional amendments will be proposed should the need arise.

Mr. Becker moved that based on the submitted petition and testimony presented, he moved the Planning and Zoning Commission recommended to the City Council approval of text amendments to the Unified Development Ordinance regarding EV charging stations as indicated in Exhibit A.

A roll call vote was taken: Becker – yes, O'Flaherty – yes, Maxwell – yes, Pena-Graham – yes. Commission members McMahon and Wright were absent. The motion passed 4-0-2.

G. REPORTS

Mr. Olson stated the next meeting on March 17th will contain a public hearing for a sign variance for the Shell Gas Station at 175 W. Lincoln Hwy. He said they would like to add a digital display sign to the existing ground sign. Mr. Olson noted the current sign is legal nonconforming in relation to height and size.

Commission member Becker and Chair Maxwell both noted they will be absent from the March 17th meeting. Since the hearing has been set, Mr. Olson stated he will call the other Commission members closer to the meeting date to ensure a quorum will be present.

H. ADJOURNMENT

Chair Maxwell requested a motion to Adjourn. Pena-Graham motioned to adjourn, and Ms. O'Flaherty seconded the motion. The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Olivia K. Doss, Recording Secretary

Minutes approved by the Planning and Zoning Commission on March 17, 2025.

Click [here](#) to view the agenda packet for the March 3, 2025 Planning and Zoning Commission Meeting.

Click [here](#) to view the video recording of the March 3, 2025, Planning and Zoning Commission Meeting.

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**
March 13, 2025

TO: DeKalb Planning and Zoning Commission

FROM: Dan Olson, Planning Director

RE: Sign Variance – 175 W. Lincoln Hwy.

I. GENERAL INFORMATION

- | | | |
|----|---------------------------------|--|
| A. | Purpose | The addition of an electronic changeable copy sign (digital display sign) on an existing legal non-conforming ground sign. |
| B. | Location/Size | 175 W. Lincoln Hwy./ .36 acres |
| C. | Petitioner | Peugh Family Limited Partnership, represented by Kathy Peugh |
| D. | Existing Zoning | “GC” General Commercial District |
| E. | Existing Land Use | Gas Station/Convenience Store |
| F. | Surrounding Zoning and Land Use | North: “MFR1”; Single-Family Residential
South: “GC”; Vacant, Commercial Uses
East: “GC”; Various Commercial Uses
West: “GC”; Various Commercial Uses |
| G. | Comprehensive Plan Designation: | Commercial |

II. BACKGROUND AND ANALYSIS

The petitioner, Peugh Family Limited Partnership represented by Kathy Peugh, is requesting a variance to Article 13.06.04.3 of the Unified Development Ordinance (UDO) to allow an electronic changeable copy sign (digital display sign) of 15 sq. ft. on an existing legal non-conforming ground sign for the Shell (Express Lane) Gas Station at 175 W. Lincoln Hwy. The applicant is proposing to add the digital display sign at the bottom of the existing ground sign that is located at the southeast corner of the property.

The existing sign is 22 feet high and a total of 66 sq. ft. and is legal non-conforming in terms of height and size. The maximum height for a ground sign is 10 feet and 50 sq. ft. in size. The sign was probably constructed several decades ago and built per the regulations at that time. The current owners purchased the property in 2022 and completed renovations on the site. Three service bays were converted into a convenience store and other improvements were made to the site. The Commission approved variances for setbacks and parking to help accommodate the renovations.

The applicant is proposing to add a 15 sq. ft. sign digital display sign at the bottom of the existing sign. The total sign area will be 81 sq. ft. For electronic changeable copy signs (digital display signs), the UDO states the maximum size cannot be more than 50% of the allowable size or 40 sq. ft., whichever is less. The digital display portion of the sign will be about 15 sq. ft. or 18% of the total sign area.

The applicant notes in their summary they are requesting to add the digital display sign to allow them to better communicate with their customers. In addition, it will enhance their ability to sell more goods and services and thus increase the economic return for the business. They also mention the proposed variance will not impair public health, safety, comfort, morals or welfare of the surrounding area or City.

In 2020 the Commission approved a variance for First National Bank of Omaha (FNOB) at 121 W. Lincoln Highway to incorporate a 40 sq. ft. double-faced electronic changeable copy sign on an existing legal non-conforming ground sign. The sign was 29.5 feet high and a total of 102 sq. ft. in size. In 2012, the City approved a special use permit for National Bank and Trust (now First Midwest Bank) for an electronic changeable copy sign to be placed on the northeast corner of the building. The sign was 36.5 sq. ft. and there were several operational conditions added to the permit. In 2022 the Planning & Zoning Commission approved a variance for Inboden's Meat Market (1106 N. 1st.) to construct a 50 sq. ft. digital display sign on an existing legal non-conforming ground sign.

There are other pole signs along W. Lincoln Highway that exceed the 10-foot height maximum and are similar in height to the subject sign. In addition to the sign for FNBO, the other pole signs include American Liquors (159 W. Lincoln), Los 3 Burritos (185 W. Lincoln) and Papa Johns (203 W. Lincoln).

The UDO requires that electronic changeable copy signs have a minimum of five (5) seconds between message changes, limits on message movements and transitions and



lighting limitations. The applicant has indicated they will comply with all the regulations for electronic changeable copy signs in the UDO.

III. FINDINGS OF FACT FOR VARIATIONS

The request has been reviewed using the criteria regarding variances stated in Article 18, Section 18.03.03 of the UDO, titled “Findings of Fact,” as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of that district.

There has been a trend for businesses to transition from manual changeable copy signs to electronic changeable copy signs (digital display signs) in order to better convey messages. The existing sign on the subject property is 22 feet high and a total of 66 sq. ft. and is legal non-conforming in terms of height and size. The digital display portion of the sign will be about 15 sq. ft. or 18% of the total sign area.

The applicant states in their summary they are requesting the variance to add the digital display sign to allow them to better communicate with their customers. In addition, it will enhance their ability to sell more goods and services and thus increase the economic return for the business.

2. The extraordinary or exceptional conditions of the property, requiring the request for the variance, were not caused by the applicant.

The sign was constructed several decades ago and met the City’s sign regulations at the time it was put up. The applicant bought the property in 2022. The unique conditions of the site and sign location were not caused by the applicant. The evolving technology of digital display signs has changed, and they have become more necessary and desirable for businesses to convey their message.

3. The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.

The existing sign was constructed several decades ago and per the City’s regulations at the time. There are other pole signs along W. Lincoln Highway that exceed the 10-foot height maximum and are similar in height to the subject sign. The other pole signs include FNBO (121 W. Lincoln), American Liquors (159 W. Lincoln), Los 3 Burritos (185 W. Lincoln) and Papa Johns (203 W. Lincoln).

The applicant is proposing to add a 15 sq. ft. sign digital display sign at the bottom of the existing sign. The total sign area will be 81 sq. ft. The digital display portion of the sign will only be about 18% of the total sign area.



4. The denial of the proposed variance will deprive the applicant of the use of his/her property in a manner equivalent to the use permitted to be made by the owners of property in the immediate area.

Denial of the proposed variance will deprive the applicants of their property in a manner equivalent to other commercial uses along W. Lincoln Hwy. There are other pole signs along W. Lincoln Hwy. that are at about the same height or taller. The other pole signs are American Liquors (159 W. Lincoln), Los 3 Burritos (185 W. Lincoln) and Papa Johns (203 W. Lincoln).

In 2020 the Commission approved a variance for First National Bank of Omaha (FNOB) at 121 W. Lincoln Highway to incorporate a 40 sq. ft. double-faced electronic changeable copy sign on an existing legal non-conforming ground sign. The sign was 29.5 feet high and a total of 102 sq. ft. in size.

5. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.

There are other pole signs along W. Lincoln Highway that exceed the 10-foot height maximum and are similar in height to the subject sign. The other pole signs include FNBO (121 W. Lincoln), American Liquors (159 W. Lincoln), Los 3 Burritos (185 W. Lincoln) and Papa Johns (203 W. Lincoln). The UDO requires that electronic changeable copy signs have a minimum of five (5) seconds between message changes, limits on message movements and transitions and lighting limitations.

6. The proposed variation will not impair and adequate supply of light and air to adjacent property; unreasonably increase the congestion in public streets, increase the danger of fire or endanger the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb.

The existing sign was constructed several decades ago and has not been detrimental to the surrounding area or diminished property values. The addition of the digital display sign to the existing sign will not impair the public health, safety, comfort, morals, or welfare of the surrounding area or the City. The City did not receive any public comments on the request.

IV. PUBLIC INPUT

As of the posting of the agenda on March 13th, the City had not received any public comments.



V. RECOMMENDATION

Per the UDO, decisions to approve or deny variances lie solely with the Planning and Zoning Commission.

Sample Variation Motion:

Based on the submitted petition, testimony presented and findings of fact, I move that the Planning and Zoning Commission approve a variance to allow a 15 sq. ft. electronic changeable copy sign (digital display sign) on an existing legal non-conforming ground sign at the Shell Express Lane Gas Station located at 175 W. Lincoln Highway as shown on the sign detail and aerial photo labeled as Exhibit A.



EXHIBIT A

72"

72"

60"

29"

85"

Grade

Digital Display Area

OAH

20 ft 6.00 in

PARK

ONE
WAY
→

Regular

V-Power

ALL MONSTER DRINKS ON TALL



EXHIBIT A



Park Av

Sign
Location

W Lincoln Hwy



Harrison St

Park Av

W Lincoln Hwy

126

122

116

112

191

185

175

117

121

125

126

122

100

159

151

162





159 IL-38

DeKalb, Illinois



Google Street View

Sep 2023

[See more dates](#)

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fnbo

73°

← 109 W Lincoln Hwy
DeKalb, Illinois

🌐 Google Street View

Sep 2023 See more dates





201 Lincoln Hwy

DeKalb, Illinois



Google Street View

Sep 2023

[See more dates](#)





VARIANCE REQUEST



TO: Community Development Department, City of DeKalb, Illinois

FROM: Petitioner Name(s) Kathy Peugh
Phone 815-625-6380
Mailing Address 1305 12th AVE
City Rock Falls State IL ZIP 61071
Email ~~Kathy~~ K PEUGH@JOEXPL.COM

Property Owner Name(s) Peugh Family Limited Partnership
Phone 779-270-2061
Mailing Address 175 W. LINCOLN WAY
City DeKalb State IL ZIP 60115
Email DEKALB@JOEXPL.COM

1. The petitioner hereby petitions the Planning and Zoning Commission to approve a Variance Request for the following property

A. Common Address of Property 175 W. LINCOLNWAY
B. Parcel Identification Number (PIN) # 08222 77021
C. Legal Description – attach additional page(s) if necessary
See attached

2. Current Zoning District GC General Commercial Current Use gas station c-store

3. From what portion of the Unified Development Ordinance are you requesting a variance?

Article 13 Section 6 Paragraph 4

5. 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.
6. The petitioner hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission's Public Hearing Procedures.

I hereby swear that all statements contained herein, and any plans and papers submitted herewith, are true to the best of my knowledge and belief.

Kathy Peugh
Petitioner Signature

2-18-25
Date

Kathy Peugh
Property Owner Signature

2-18-25
Date

- A. We requested a permit to replace the sign faces in the existing sign structure at 175 W. Lincoln Highway as well as adding a digital sign to the structure. The permit to replace the sign faces was issued and we were told it would be necessary to obtain a variance to add a digital sign. City staff has been very helpful in detailing what we need to do to try to obtain permission to add a digital sign to the sign structure.
- B. The gas/convenience store business is competitive and any tool such as a digital sign that allows us to communicate with our customers will enhance our ability to sell more goods and services thus increasing the economic return on a commercially zoned property. Lessening this ability to instantly and effectively communicate with potential customers with the use of a digital sign increases the difficulty of realizing a return on investment.
- C. Photo of existing /proposed sign illustrates that this stand alone sign on the corner of the business lot will not impair light and air to adjacent property.
1. The addition of a digital sign to the existing sign structure on this lot, will not unreasonably increase congestion on the Lincoln Highway.
 2. Adding a digital sign to the existing sign structure will not unreasonably increase the danger of fire or endanger the safety of the public.
 3. The property has been substantially upgraded and the addition of a digital sign to the existing sign structure will most likely increase established commercial property values within the surrounding area.
 4. The installation of the proposed digital sign to the sign structure on this lot will be in keeping with other digital signs in proximity to this lot and will not in any respect, impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Dekalb.
- D. The proposed digital sign will allow Johnson Oil to communicate with our potential customers and, used properly, will increase sales in the business. Without the sign and the ability to let our customers know about better pricing or special product promotions, a less than reasonable return on our investment will occur.
1. The City of Dekalb has the authority to grant this request and hopefully enhance the ability of Johnson Oil to yield a greater return on our investment.
 2. There are several digital signs on businesses in the area as well as at another gas/convenience store. Johnson Oil should be granted the same privilege.
 3. The before and after illustrations show that the structure will be esthetically pleasing, appropriate and compatible with other sign structures on nearby properties.

4. The petitioner hereby submits the following:

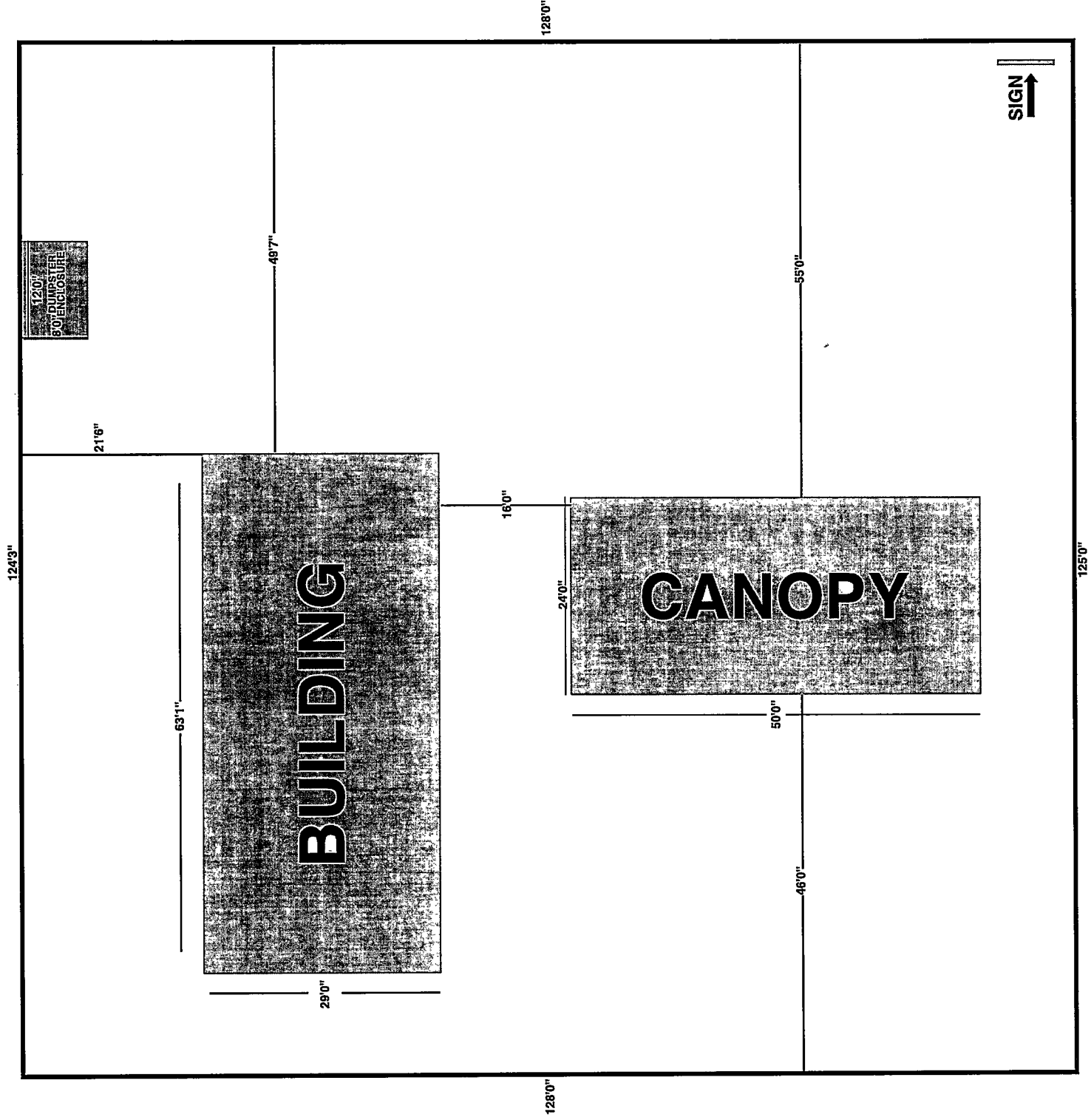
- ☐ Variance Fee (\$100.00 Residential; \$250.00 Non-Residential)
- ☐ Plat of Survey of the property showing lot lines, location of existing buildings, structures, and other improvements, and a scale drawing of the proposed addition(s) or change(s) requiring the variance
- ☐ Documentation attached on additional page(s) that supplies the following:
 - A. Explain the nature of the variance requested and attach a scale drawing of the survey of the property showing lot lines, location of existing buildings, structures and other improvements, and showing the proposed addition or change requiring the variance.
 - B. Describe in detail how the strict application of the terms of the ordinance relating to the request for a variance imposes practical difficulties or particular hardship while not serving merely as a convenience to the petitioner.
 - C. Demonstrate the request for a variance will be in harmony with the general purpose and intent of the ordinance by clarifying the request will NOT:
 - 1) Impair an adequate supply of light and air to adjacent property,
 - 2) Unreasonably increase congestion upon public streets,
 - 3) Increase the danger of fire or endanger public safety,
 - 4) Unreasonably diminish or impair established property values within the surrounding area,
 - 5) In any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb.
 - D. Demonstrate that denial of the request for a variance will:
 - 1) Prevent the property in question from yielding a reasonable return if only permitted to be used under the conditions allowed by ordinance,
 - 2) Prove the exceptional conditions were not caused by the applicant,
 - 3) Prove the proposed variance will deprive the applicant the use of the property in a manner equivalent to the use permitted to be made by owners of property in the area,
 - 4) Result in a structure that is appropriate to and compatible with the character and scale of structures in the area.

*The petitioner hereby states that a pre-application conference (☐ was / ☐ was not) held with City staff prior to the submittal of this petition

Date of meeting _____

Those in attendance _____

***Note to Petitioner:** A pre-application conference with staff is highly encouraged to avoid delays and help in the timely processing of this petition.



175 W. Lincolnway

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**
March 13, 2025

TO: DeKalb Planning and Zoning Commission

FROM: Dan Olson, Planning Director
Zac Gill, City Engineer

RE: Plat of Vacation – Portion of Simonds Ave.

BACKGROUND AND ANALYSIS

The City is proposing to vacate a portion of the southern end of Simonds Ave. Several decades ago, the City acquired property rights for a potential extension of Simonds Ave. southward for future connections/circulation. The nature of development in that area has reached a point where such an extension or other modification of our street network would no longer be pursued in such a fashion. In the interim, Aligus Packaging Inc. (1212 E Taylor St.) has developed at their own costs a secondary access road through the subject area across City parcels. While this is legally allowed under City permitting procedure, it is a better approach to use legal means to transfer this land to Aligus.

Their use is the highest and best and would be more appropriately combined with their surrounding private holdings. Transfer of this property does not negatively impact the public, with the upside being the support and collaboration with a long-established business and the investments they have made. The right-of-way of Simonds Ave. to be vacated is 110' x 66' in dimensions. The area south of the proposed vacated right-of-way was deeded to the City in the past, but never dedicated as ROW.

RECOMMENDATION

The UDO requires the Planning & Zoning Commission to review Plats of Vacation for rights-of-way and make a recommendation to the City Council. The City staff recommend approval of the Plat of Vacation, and a sample motion is prepared below.

Sample Variation Motion:

I move that the Planning and Zoning Commission recommend approval of a Plat of Vacation dated 12-2-24 for a portion of Simonds Ave. as shown on Exhibit A.

PLAT OF VACATION

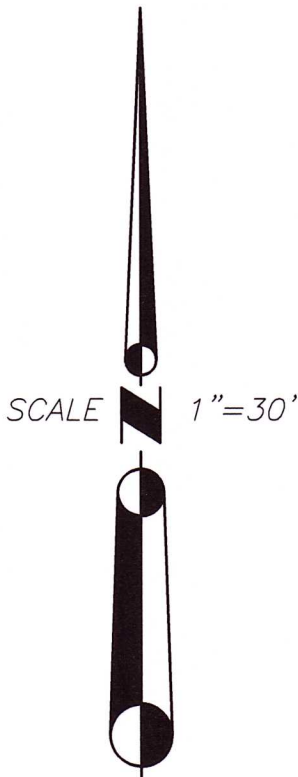
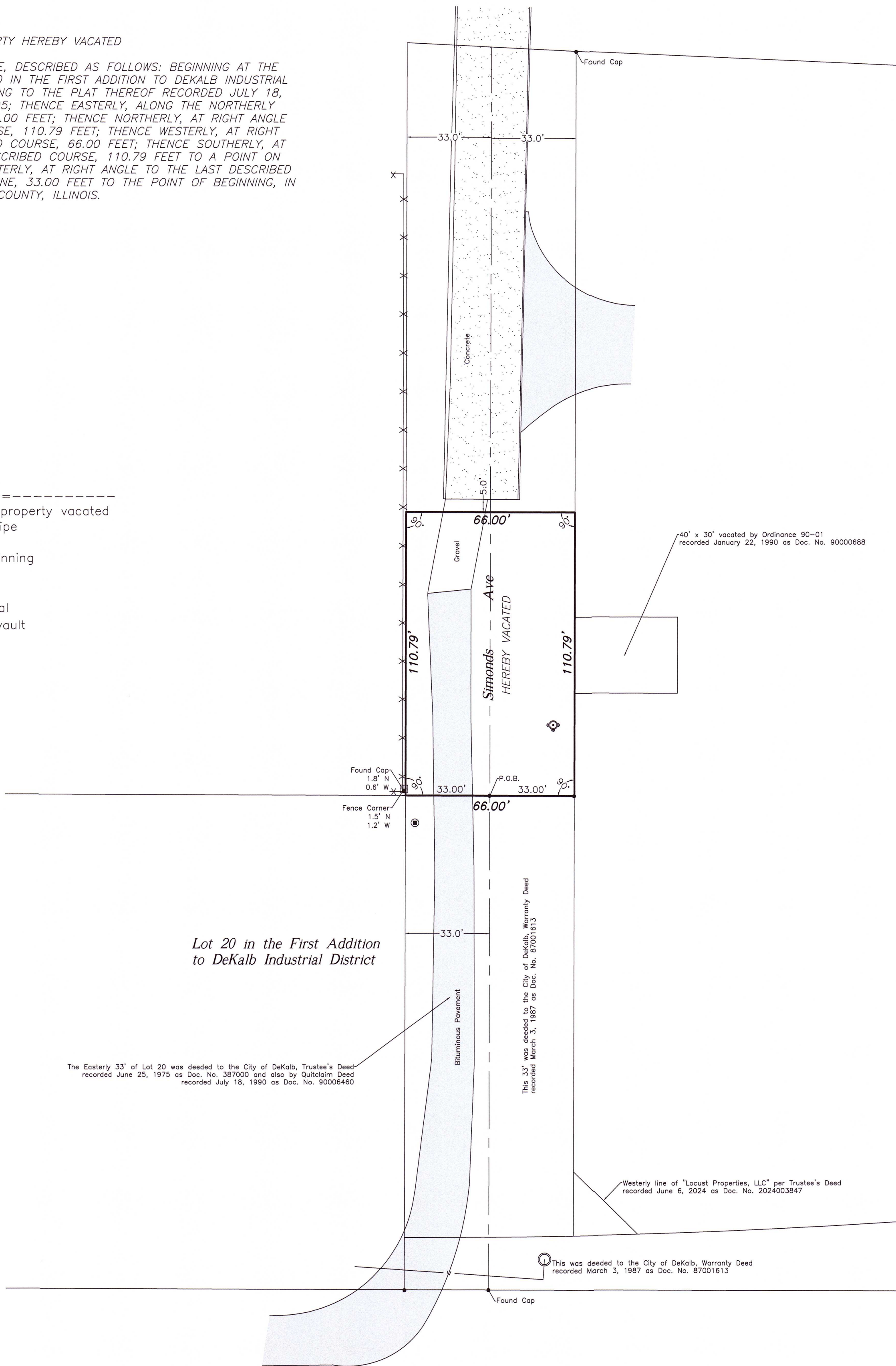
EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY HEREBY VACATED

THAT PART OF SIMONDS AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 20 IN THE FIRST ADDITION TO DEKALB INDUSTRIAL DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1973 AS DOCUMENT NO. 374495; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF LOT 20 EXTENDED, 33.00 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 110.79 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 66.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 110.79 FEET TO A POINT ON SAID NORTH LINE; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE, 33.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

CONTAINS 7,312 SQ. FT.

==LEGEND==	
-----	Boundary of property vacated
•	Found iron pipe
o	Set iron pipe
P.O.B.	Point of beginning
⊕	Fire hydrant
⊙	Manhole
⊞	Utility pedestal
⊗	Water valve vault
—W—	Water line



DATED THIS 2ND DAY OF DECEMBER, 2024.

L. A. Doogs

LESLIE AARON DOOGS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2026



FOR: ALGUS PACKAGING LLC
JOB NO. 17590

JADE Hanna Surveyors
155 N 3rd Street
DeKalb, IL 60115
(815) 756-2189
Info@Hannasurveyors.com
License No. 184006622



143 146 147 150 202 208 216 222 215 221 227 1217 1220 12 146 150 202 208 216 222 215 221 227 1217 1220 12

North Av

Evans Av

1330 1334 1336 114 118 122 1434 115 129 1231

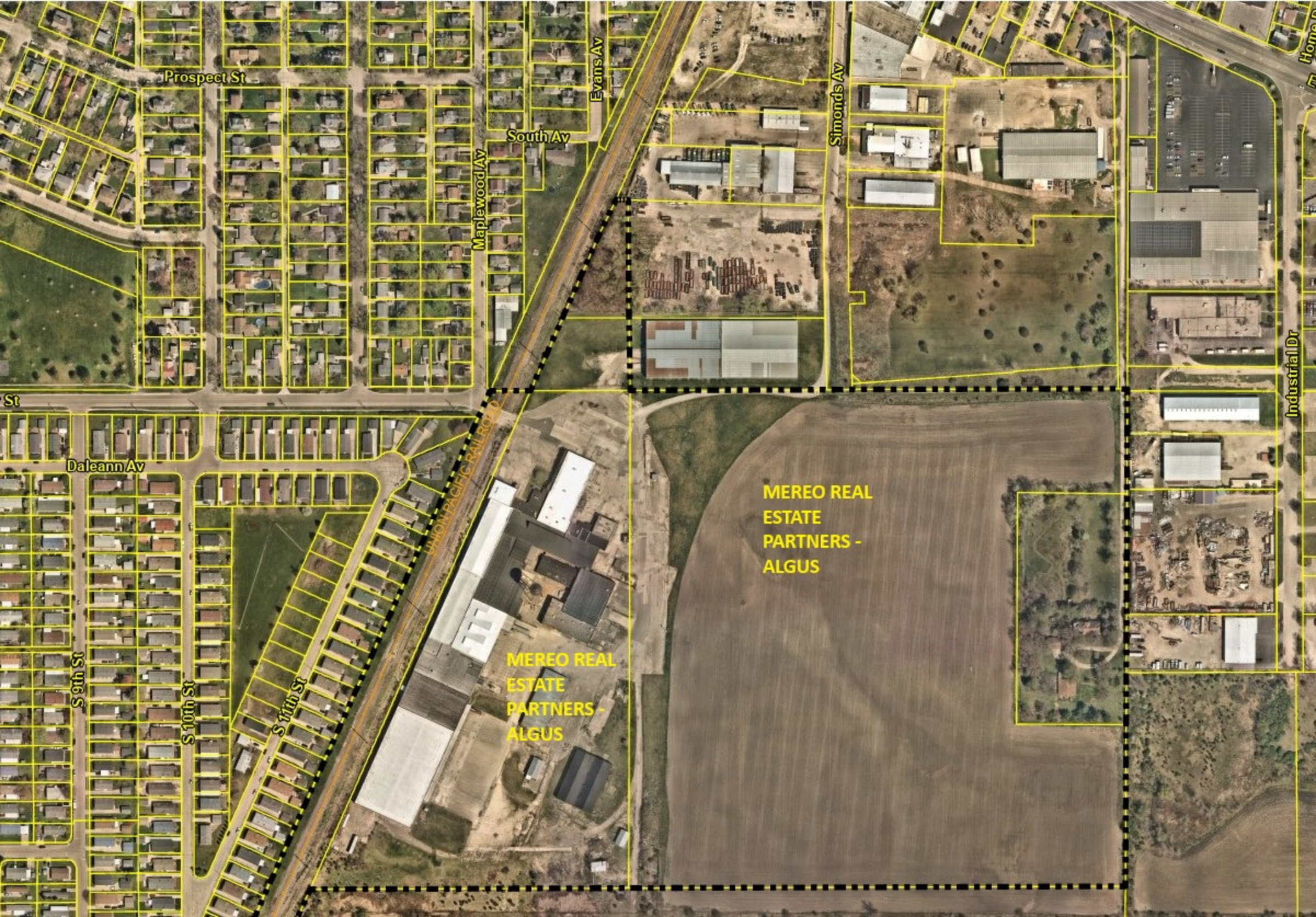
Simonds Av

DEK CO LANDFILL - IL - WEST WASTE MANAGEMENT

MEREO REAL ESTATE PARTNERS - ALGUS

LOCUST PROPERTIES LLC

MEREO REAL ESTATE PARTNERS - ALGUS



Prospect St

Evans Av

South Av

Maplewood Av

Simonds Av

St

Daleann Av

S 9th St

S 10th St

S 11th St

UNION PACIFIC RAILROAD

Industrial Dr

MERO REAL
ESTATE
PARTNERS -
ALGUS

MERO REAL
ESTATE
PARTNERS -
ALGUS



Superior Car
Credit - DeKalb
Car dealer

Excel Electric Group
LLC of Dekalb, IL...

Knights of Columbus

Sofias Kitchen
Temporarily closed

Elder
Serv

Escape Tranquility Spa

The Armoloy
Corporation

Armoloy of Illinois

New Metals

Waste Management

Vale Industries

Deborah Ullrich

Pens Point Market
Shopping mall

Castle-Prin Tech

Albus Packaging, Inc

Zimmerman Recycling

Google

9/2013









