



DEKALB PLANNING AND ZONING COMMISSION AGENDA
Monday, August 4, 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. July 21, 2025.

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

E. NEW BUSINESS

1. **Public Hearing** – A petition by Amoco Hossen, represented by DVG Team, Inc. to rezone the property located at 802-810 S. 4th St. from the “GC” General Commercial District to the “PD-C” Planned Development Commercial District to allow a gas station/convenience store.

F. REPORTS

G. ADJOURNMENT

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
July 21, 2025

The Planning and Zoning Commission held a meeting on July 21, 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

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

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the July 21, 2025, agenda as presented. Mr. Becker motioned to approve the agenda as presented. Ms. O'Flaherty seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. July 7, 2025 – Chair Maxwell requested a motion to approve the July 7, 2025, minutes as presented. Mr. Wright motioned to approve the minutes as submitted. Mr. Becker seconded the motion, and the motion was approved by unanimous voice vote.

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

None.

E. NEW BUSINESS

- a. **Public Hearing** – A petition by Rick and Teresa Scharp for approval of a variance to the Unified Development Ordinance to allow a new 6-foot-high privacy fence to be constructed in a portion of the front yard along Charter St. for the property located at 1158 S. 5th St.

Rick and Teresa Scharp discussed their need for a variance request. They explained they purchased the home 33 years ago, and the backyard is currently enclosed by an old cyclone fence. Their lot is at the NE corner of South 5th Street and Charter Street. The Scharp's stated their lot is 50' x 169' and they would like to install a six (6) foot-high wooden privacy fence in the yard along Charter Street. They noted the existing fence is currently 18 feet from the south side of the house but understood code only allows for 10 feet. They expressed their reasons for the variance request to allow them to install a six (6) foot-high privacy fence 14 feet off the SE corner of the home towards Charter St. The reasons included the following: if a fence was installed per code, all of the trees in their backyard would need to be cut down to accommodate the fence; including the perennial garden. Additionally, the Scharp's have a small dog and anticipate getting another one, requiring an enclosed backyard. Furthermore, the Scharp's explained the current fence is at the end of its life and desperately needs replacement. They stated an additional six (6) foot-high security fence to enclose the other side of the driveway for security purposes is included in the request. The Scharp's mentioned they have enjoyed the use of all 18 feet in their backyard for the last 33 years. They specified Peerless Fence in Sycamore will be installing the fence. They said the vision

triangle requirements will be met by keeping the fence 10 feet from the alley. The Scharp's hope the new fence will not only bring value to their property, but to neighboring properties as well. Finally, they noted the fence will also complete their neighbor's privacy fence, enclosing her backyard as well.

Planning Director, Dan Olson, gave his staff report dated July 17, 2025. He explained the City received a variance petition from Rick and Teresa Scharp of 1158 S. 5th St. requesting a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance (UDO) to allow a six (6) foot-high privacy fence in a portion of the front yard along Charter St. The UDO states that privacy fences cannot be over three (3) feet tall if they are in front of the front building line (home). As explained by the Scharp's, the fence will replace a four (4) foot high chain link fence that is built up to the property line along Charter St. or one (1) foot off the edge of the sidewalk.

Ms. Olson continued, describing how the home is about 18 feet from the property line (right-of-way) along Charter St. or about one (1) foot off the edge of the sidewalk. The Scharp's would like to construct a six (6) foot high wooden privacy fence 14 feet from the southeast corner of the home towards Charter St. or within four (4) feet of the property line along Charter. The fence will then stretch east along Charter St. towards the east property line. The proposed fence will be angled so there is no sight distance issue with the alley and then the fence will run to the north property line. Finally, the fence will go west along the north property line to the camper enclosure. As stated by the Scharp's, they are proposing the new fence at the proposed location, so they don't have to remove some trees and a large bush. Mr. Olson also noted they need to contain a dog and provide security for a camper and woodworking shop. In addition, the existing chain link fence has become in disrepair and needs to be removed.

Director Olson said the privacy fence cannot be over three (3) feet tall if they are in front of the front building line (home). The subject lot is 50' x 169' (8,450 sq. ft.) which results in a small area for a usable back yard and greatly limits the area where a six (6) foot high privacy fence could be placed. Mr. Olson added the subject site is a corner lot and is narrow compared to many other corner lots in the City. The location where the petitioner can place a six (6) foot high privacy fence, under current City regulations, hinders their ability to enjoy the privacy and safety of their yard. The proposed fence will be placed four (4) feet off the sidewalk to provide some green space. Mr. Olson confirmed the proposed fence will not alter the character and scale of the structures in the neighborhood nor impact the visibility of any adjoining home.

Mr. Olson reminded the Commission they approved similar variances for two corner lots in the summer of 2024. The owner of 960 N. 12th St. was granted a variance to allow a six (6) foot high privacy fence four (4) feet from School St. right-of-way (property line). The lot was only 44.65 feet wide. For 928 N. 14th St., a variance was approved to allow a six (6) foot high privacy fence in a portion of the yard along Prairie Ave. The fence also was approved to be four (4) feet away from the right-of-way. The width of the lot was 51 feet.

Director Olson stated five (5) written public comments were received in support of the request: Heather O'Connor of 1156 S. 5th Street, Mary Katalak of 430 Charter Street, Joseph and Ilia Lorenzo of 602 Charter Street, Susan Funk of 504 Charter Street and Tyler and Courtney Woolbright of 529 Charter Street.

No public comments were made, and Chair Maxwell closed the public hearing.

Commission member Becker believed it is always a good idea to replace a chain-link fence with a privacy fence, and the other Commission members agreed.

Chair Maxwell requested a motion to approve. Ms. O'Flaherty moved that based on the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission

approve a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance to allow a new 6-foot-high privacy fence to be constructed in a portion of the front yard along Charter St. for the property located at 1158 S. 5th St. as shown on Exhibit A of the staff report dated July 17, 2025. Ms. Pena-Graham seconded the motion.

A roll call vote was taken: Becker – yes, O’Flaherty – yes, Maxwell - yes, Wright – yes, Pena-Graham - yes. Commission member Vice Chair McMahon was absent. The motion passed 5-0-1.

- b. **Public Hearing** – A petition by Lee Ortega for approval of a variance to the Unified Development Ordinance to allow a new 6-foot-high privacy fence to be constructed in a portion of the front yard along W. Taylor St. for the property located at 857 S. 1st St.

Mr. Ortega presented his request to the Commission. He explained he recently moved to the home in January of 2024. He mentioned it is a high traffic area and has noticed numerous traffic accidents, people running stop signs and a general disregard for safety at that corner. With the variance request, he hopes to install a fence to bring privacy and security to his family as well as increase the property value of his house, as he does not plan to leave the area.

He explained when he first purchased his home, it was overgrown with trees and weeds which he removed from the side of the house. The proposed fence will connect to the existing chain-link fence along the alley making his family more comfortable at home. He noted there is a very busy City bus stop near his home along Taylor St. that runs until midnight on Fridays and Saturdays where people tend to loiter. Their dining room faces that, and his family feels uncomfortable when people stare into their windows from the bus stop. Mr. Ortega provided an anecdote of a recent incident with a neighbor he had as well. He stated the proposed fence would add a lot of needed privacy.

Mr. Olson gave his staff report dated July 17, 2025. He explained the City received a variance petition from Lee Ortega of 857 S 1st St, who is requesting a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance (UDO) to allow a six (6) foot-high privacy fence in a portion of the front yard along W. Taylor St. The UDO states that privacy fences cannot be over three (3) feet tall if they are in front of the front of the front building line (home).

He described how the home is about 50 feet from the property line (right-of-way) along W. Taylor St. The applicant would like to construct a six (6) foot high vinyl privacy fence 10 feet from the property line along W. Taylor St., which is one (1) foot off the edge of the sidewalk. The proposed fence would start at the southwest corner of the home and stretch to 10 feet from the W. Taylor St. right-of-way. It would then run to the west to the owner’s property line adjacent to the alley. There is an existing chain link fence that runs along the west property line to the driveway. Mr. Olson mentioned a four (4) foot high open wooden fence was previously located along W. Taylor St. and was removed a few years ago.

Mr. Olson reiterated Mr. Ortega is proposing the new fence so they can have some privacy and security from the traffic along W. Taylor St. and S. 1st St. He also noted the applicant would like some privacy and buffer from the current bus stop along the north side W. Taylor St. that is in front of his home. Mr. Olson noted the petitioner is not able to make full use of his lot with the current fence regulations.

Mr. Olson said the home on the subject lot is about 50 feet from the right-of-way line along W. Taylor St., which highly restricts the location where privacy fence can be installed and causes a hardship. Since a six (6) foot high privacy fence cannot be any closer to W. Taylor St. than the home, a large area of the yard along W. Taylor St. cannot be enclosed. The homes on the lots to the west and east as well as across W. Taylor St. are much closer to the road than the home on the subject site. Both of the homes to the west (764 Haish Blvd.) and east (844 S. 1st St) of the subject property are about 20 feet from the right-of-way of W. Taylor St. The location where the petitioner can place a

six (6) foot high privacy fence, under current City regulations, hinders their ability to enjoy the privacy and safety of their full yard.

Mr. Olson stated Mr. Ortega has agreed to add some bushes between the proposed fence and sidewalk to buffer the fence. He mentioned the addition of landscaping between the fence and sidewalk was also recommended for the variance request approved on June 16th at 2324 Monticello Dr.

Mr. Olson noted he received a call from Rima Wright of 835 S. 1st Street, inquiring about the location of the fence. She believed it was more around the perimeter of the subject lot. Mr. Olson clarified with her where the fence would go, and confirmed visibility is adequate from the alley and the UDO requirements are being met. Mr. Olson said Ms. Wright was happy with the answer.

No public comments were made, and Chair Maxwell closed the public hearing.

A few brief positive remarks from the Commission were made in support of the request.

Chair Maxwell requested a motion to approve. Mr. Becker moved that based on the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission approve a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance to allow a new 6-foot-high privacy fence to be constructed in a portion of the front yard along W. Taylor St. for the property located at 857 S. 1st St. as shown on Exhibit A of the staff report dated July 17, 2025 subject to the addition of landscaping between the proposed fence and sidewalk along W. Taylor St. per the approval of the Planning Director. Mr. Wright seconded the motion.

A roll call vote was taken: Becker – yes, O’Flaherty – yes, Maxwell - yes, Wright – yes, Pena-Graham - yes. Commission member Vice Chair McMahon was absent. The motion passed 5-0-1.

F. REPORTS

Planning Director Olson stated the next meeting on August 4th will contain one public hearing for 802 S. 4th Street, the former site of 7/11. The hearing is a rezoning request for a gas station/convenience store.

He also noted a new Planning and Zoning Commission member will be appointed at the next City Council meeting on July 28th.

G. ADJOURNMENT

Chair Maxwell requested a motion to adjourn. Mr. Wright motioned to adjourn, and Ms. Pena-Graham seconded the motion. The meeting adjourned at 6:26 p.m.

Respectfully submitted,

Olivia K. Doss, Recording Secretary

Minutes approved by the Planning and Zoning Commission on August 4, 2025.

Click [here](#) to view the agenda packet for the July 21, 2025 Planning and Zoning Commission Meeting.

Click [here](#) to view the video recording of the July 21, 2025, Planning and Zoning Commission Meeting.



STAFF REPORT

July 31, 2025

TO: Planning and Zoning Commission

FROM: Dan Olson, Planning Director

RE: 802-810 S. 4th St. – Approval of the rezoning from the “GC” General Commercial District to the “PD-C” Planned Development Commercial District; Preliminary and Final Development Plan (SE corner of S. 4th St. and Taylor St.).

I. GENERAL INFORMATION

- | | | |
|----|---------------------------------|---|
| A. | Purpose | Construction of a gas station and convenience store. |
| B. | Owner/Applicant | Applicant – Amoco Hossen represented by DVG Team, Inc. |
| C. | Location and Size | Southeast corner of S. 4 th St. and Taylor St./ .67 acres |
| D. | Existing Zoning and Land Use | GC – General Commercial District;
Vacant Building |
| E. | Surrounding Zoning and Land Use | <u>North:</u> RC-1; Single-Family and Two Family Residential
<u>South:</u> GC; Various Commercial Uses
<u>East:</u> SFR2; Elementary School
<u>West:</u> GC; Various Commercial Uses |
| F. | Comprehensive Plan Designation | 2022 Plan – Commercial |

II. BACKGROUND AND ANALYSIS

Request/Background

The applicant, Amoco Hossen, represented by DVG Team, Inc., has submitted a petition to rezone the site at 802-810 S. 4th St. from the “GC” General Commercial District to the “PD-C” Planned Development Commercial District. Approval is also requested for a Preliminary and Final Development Plan. The subject site is .67 acres and located at the southeast corner of S. 4th St. and Taylor St. The applicant would like to establish an Amoco gas station and convenience store on the property. The site previously contained a 7-11 store and an office for White Oak Tax Solutions. The 7-11 closed in 2020 and has been vacant since. A proposal for a convenience store and deli with a package liquor license was brought forward in April 2024 but failed to get approval from the City Council.

The proposed gas station will have three fuel islands (6 gas pumps), which will be located to the west of the building. The convenience store will be about 4,000 sq. ft. The “PD-C” designation will accommodate waivers requested for parking/paving/landscaping setbacks, maximum site coverage and other approvals as needed to allow for the development. Liquor sales would not be allowed due to the size of the convenience store and proximity to the DeKalb School District property to the east.

Site access will include using the existing curb cut along S. 4th St. The current access along Taylor St. will be relocated further to the east to provide a drive to the proposed parking lot east of the building. The proposed access to Taylor St. was widened to accommodate turning movements for larger vehicles and semi-trucks. There will be 12 parking spaces to the east of the building and six (6) spaces along the north side of the proposed gas station including two (2) handicap spaces. The UDO requires 18 parking spaces, so the plan is in compliance. A vehicle turnaround area will be provided at the south end of the parking lot to the east of the building.

Waivers are requested for parking/paving/landscaping and buffer setbacks, maximum site coverage and a Planned Development under two (2) acres. The City has approved in the past Planned Developments under two (2) acres. To accommodate the needed width of a drive-aisle and parking space depth, the paving setback along Taylor St. will be reduced to 0 feet for the area west of the proposed access drive. The paving setback along S. 4th St. is proposed at five (5) feet. This reduced setback is also needed to accommodate the minimum width of a drive-aisle and provide safe vehicle movements. For PD-C zoned property, there is a minimum 50-foot buffer between any non-residential use and an adjacent residential zoned property. The property to the east is owned by the DeKalb School District (Founders School) and zoned “SFR2” Single-Family Residential District. The edge of the parking lot on the proposed gas station site is 20 feet from the boundary of the School District property. It should be noted the Founders School parking lot is about 350 feet away from the subject site and the school building is about 560 feet away.

The maximum site coverage in the PD-C District is 70% and the submitted plans reflect a site coverage of 76.3%. Given the total lot size, inability to expand and adhering to the other requirements of the UDO (parking, vehicle circulation) adding new lot area is not feasible. Staff find the proposed waivers acceptable based on the size of the site, location and consistency with past approvals. Although a smaller site, the proposed gas station and convenience store will be a good fit at the intersection and a benefit to the S. 4th St. corridor

Adequate public services are provided to the subject property. The City required stormwater detention be provided for the differential between the required amount of the existing site and the required amount of the proposed plan. The additional stormwater for the new impervious areas will be stored in an underground chamber in the northeast part of the site. The plans were distributed to the various City Departments and the Kishwaukee Water Reclamation District (KWRD). All comments have been adequately addressed for this level of plan review. A final plat of resubdivision will be required to be submitted and will be reviewed by the Planning and Zoning Commission and City Council.

III. STANDARDS FOR ZONING MAP AMENDMENT

1. The proposed rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding areas trend in development.

The 2022 Comprehensive Plan recommends the subject site for Commercial uses. The site included a former 7-11 convenience store and an office for White Oak Tax Solutions. The 7-11 convenience store on the subject property closed in 2020 and has been vacant since. The rezoning of the subject site to the “PD-C” Planned Development – Commercial District meets the intent of the City’s Comprehensive Plan and is compatible with the trend of development in the area. Waivers to the UDO are approved and found acceptable based on the size of the site, location and consistency with past approvals.

2. The proposed rezoning conforms to the intent and purpose of the Unified Development Ordinance.

The rezoning of the subject property to “PD-C” provides the opportunity to more directly shape the development, use and appearance of this property in accordance with the City’s Comprehensive Plan. The Planned Development allows the developer and the City flexibility to agree to a development plan and standards. The proposed rezoning request and development are in compliance with the Unified Development Ordinance. The proposal also meets the General Standard requirements for a Planned Development as described in Article 5.13.07 of the UDO.

3. The proposed rezoning will not have a significantly detrimental effect on the long-range development of adjacent properties or adjacent land uses.

The proposed rezoning will not have a detrimental effect on the adjacent properties or land uses as it entitles the subject property to a use of the property that is complementary with the surrounding area. The site previously contained a convenience store and the majority of the surrounding area is already developed with a variety of commercial uses. Although a smaller site, the proposed gas station and convenience store will be a good fit at the intersection and a benefit to the S. 4th St. corridor. Waivers to the UDO are approved and found acceptable based on the size of the site, location and consistency with past approvals.

4. The proposed rezoning constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.

Rezoning the property to the “PD-C” District will allow for a well-designed project and the flexibility by the applicant to develop the property in a manner that will complement the surrounding area. Although a smaller site, the proposed gas station and convenience store will be a good fit at the intersection and a benefit to the S. 4th St. corridor.

5. Adequate public facilities and services exist or can be provided.

Adequate public services including utilities will be provided to the subject property. Parking will be provided on the site that will meet the UDO regulations. Adjacent roadways will accommodate the anticipated traffic impacts. Site access will include using the existing curb cut along S. 4th St. The current access along Taylor St. will be relocated further to the east to provide access to the proposed parking lot east of the building. A vehicle turnaround area will be provided at the south end of the parking lot to the east of the building.

IV. PUBLIC INPUT

As of the posting of the agenda on July 31, the City has not received any written comments.

V. CONCLUSIONS AND RECOMMENDATION

The proposed gas station and convenience store will be a good fit at the intersection and a benefit to the S. 4th St. corridor. The staff recommends approval, and a sample motion has been prepared.

Sample Motion:

Based upon the submitted petitions and testimony presented, I move that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of the rezoning from the "GC" General Commercial District to the "PD-C" Planned Development Commercial District for the subject property located at 802-810 S. 4th St. to allow a gas station/convenience store. Approval is also granted for a Preliminary and Final Development Plan as shown on Exhibit A and subject to the Planned Development Standards listed in Exhibit B.

Exhibit A

Preliminary and Final Development Plan

- Site Plan dated July 23, 2025 prepared by DVG Team Inc.
- Grading Plan dated July 2, 2025 prepared by DVG Team Inc.
- Utility Plan dated July 2, 2025 prepared by DVG Team Inc.
- Stormwater Pollution Prevention Plan dated July 2, 2025 prepared by DVG Team Inc.
- Turning Movement Exhibit dated July 2, 2025 prepared by DVG Team Inc.
- Landscape Plan dated July 17, 2025 prepared by Hubinger Landscaping Corp.
- Lighting Plan dated July 25, 2025 prepared by KSA.

Exhibit B

Planned Development Standards

Permitted Uses and Special Uses:

Gas station and convenience store and other permitted and special uses in the "GC" General Commercial District.

Bulk Regulations/Landscaping/Parking/Open Space:

Setbacks, building lines, site coverage, building dimension limitations, height restrictions, parking, landscaping and other similar restrictions and regulations shall meet those standards as set forth in the "PD-C" and "GC" General Commercial District of the UDO, except as listed below.

Minimum setbacks/landscaping - (a) parking – 0 feet from Taylor Street and five (5) feet from S. 4th St. – Articles 12.03.6 and 12.04.

Planned Development under two (2) acres. Article 5.13.06.

Maximum Site Coverage of 76.3%. Article 5.13.07.4.a.

Setback of 20 feet along the east side of the subject property between any non-residential use and an adjacent residential zoned property. Article 5.13.07.6.b.

Other approvals as required for the subject property to allow for the construction as proposed and indicated on the preliminary/final development plan labeled as Exhibit A.

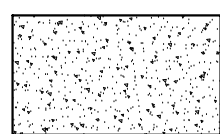
Final Plat Review

A Final Plat shall be submitted and reviewed by the City's Planning & Zoning Commission and City Council pursuant to the procedures in the Unified Development Ordinance.

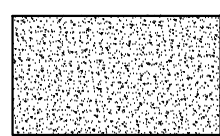
SITE DATA	
• ZONING:	GC - GENERAL COMMERCIAL
• BUILDING AREA:	4,030 SQ. FT.
• PARKING REQUIRED:	2 SPACES (1 SPACE PER EMPLOYEE PER SHIFT, GAS STATION W/O SERVICE, 12.08) + 16 SPACES (1 SPACE PER 250 SF, COMMERCIAL SERVICE FACILITIES, 12.08) 18 SPACES REQUIRED
• PARKING PROVIDED:	18 SPACES (INCLUDES 2 ADA SPACES)

LOT COVERAGE	
• LOT AREA:	29,338 SQ. FT. / 0.674 AC
• IMPERVIOUS AREA:	22,378 SQ. FT. / 0.514 AC
• LOT COVERAGE:	76.3%

LEGEND



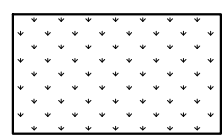
CONCRETE SIDEWALK



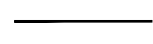
CONCRETE PAD



ASPHALT PAVEMENT



4" (MIN) TOPSOIL & SEEDING/LANDSCAPING
(SEE LANDSCAPE PLAN)



STRIPING (PAINT, 4" WIDE)



BARRIER CURB & GUTTER

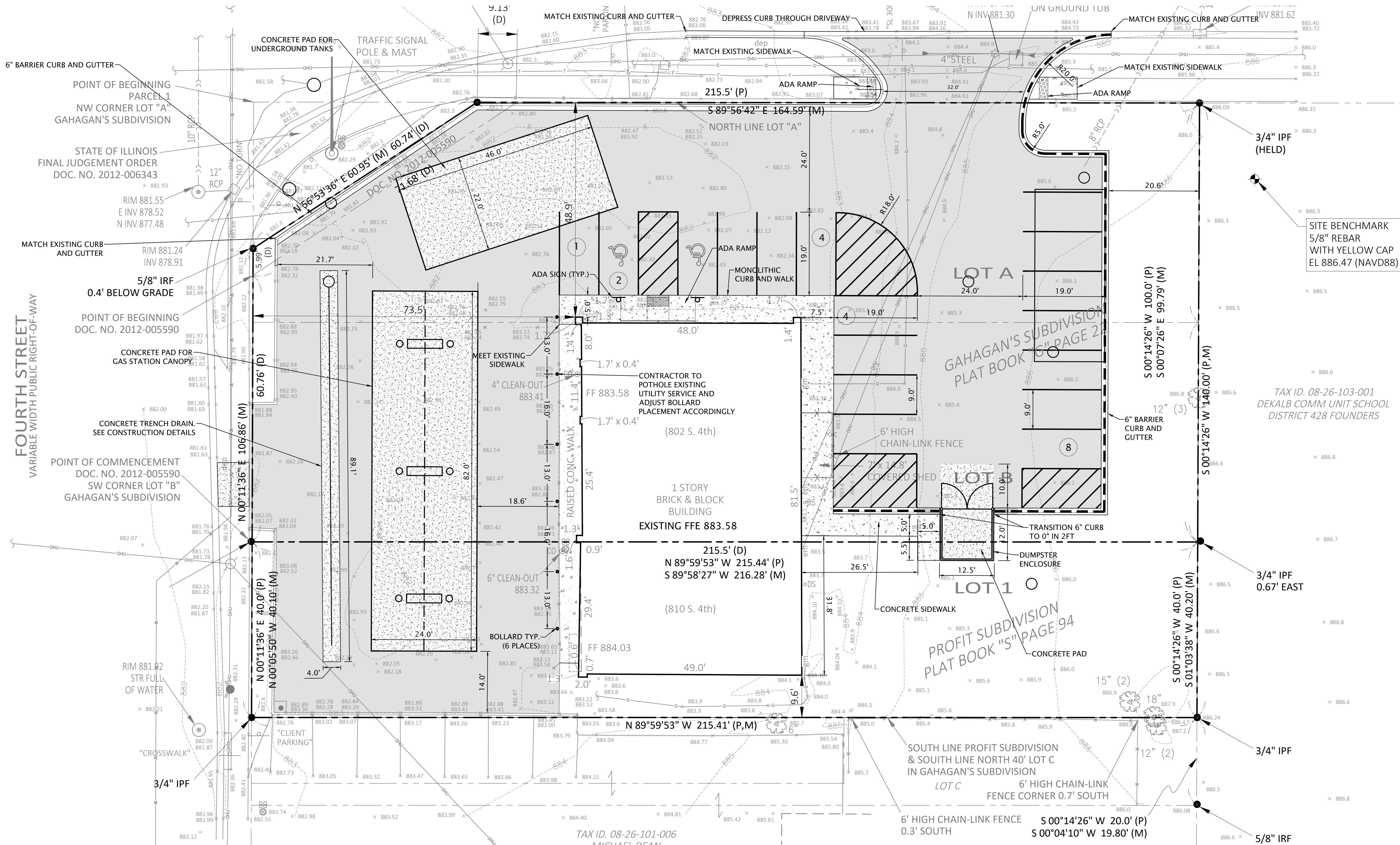


REVERSE PITCH CURB AND GUTTER

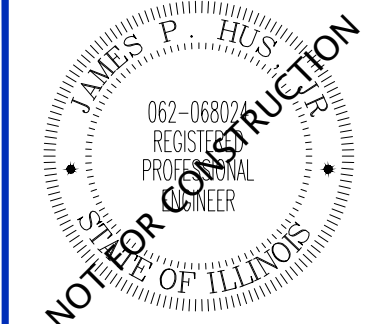
NOTES

1. DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.

EXHIBIT A



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

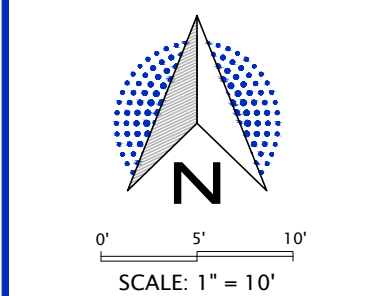


7/23/25

AMOCO HOSSEN
1033 E LINCOLNWAY
LAPORTE, IN 46350

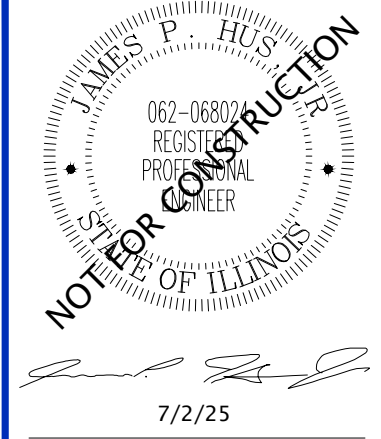
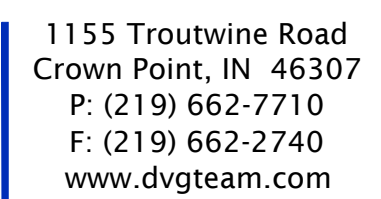
REVISIONS AND NOTES:	
DATE:	

AMOCO GAS STATION
Site Plan



© COPYRIGHT 2017 DVG TEAM, INC.	
DESIGN BY JPH	DATE 7/23/25
PROJECT NO. 25-0034	
C103	

1. OVERLAND FLOOD ROUTE SYMBOLS GRAPHICALLY DEPICTED

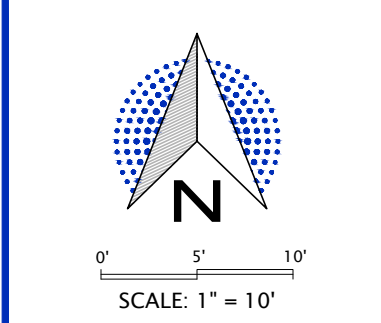


AMOCO HOSSEN
1033 E LINCOLNWAY
LAPORTE, IN 46350

DATE:	REVISIONS AND NOTES:

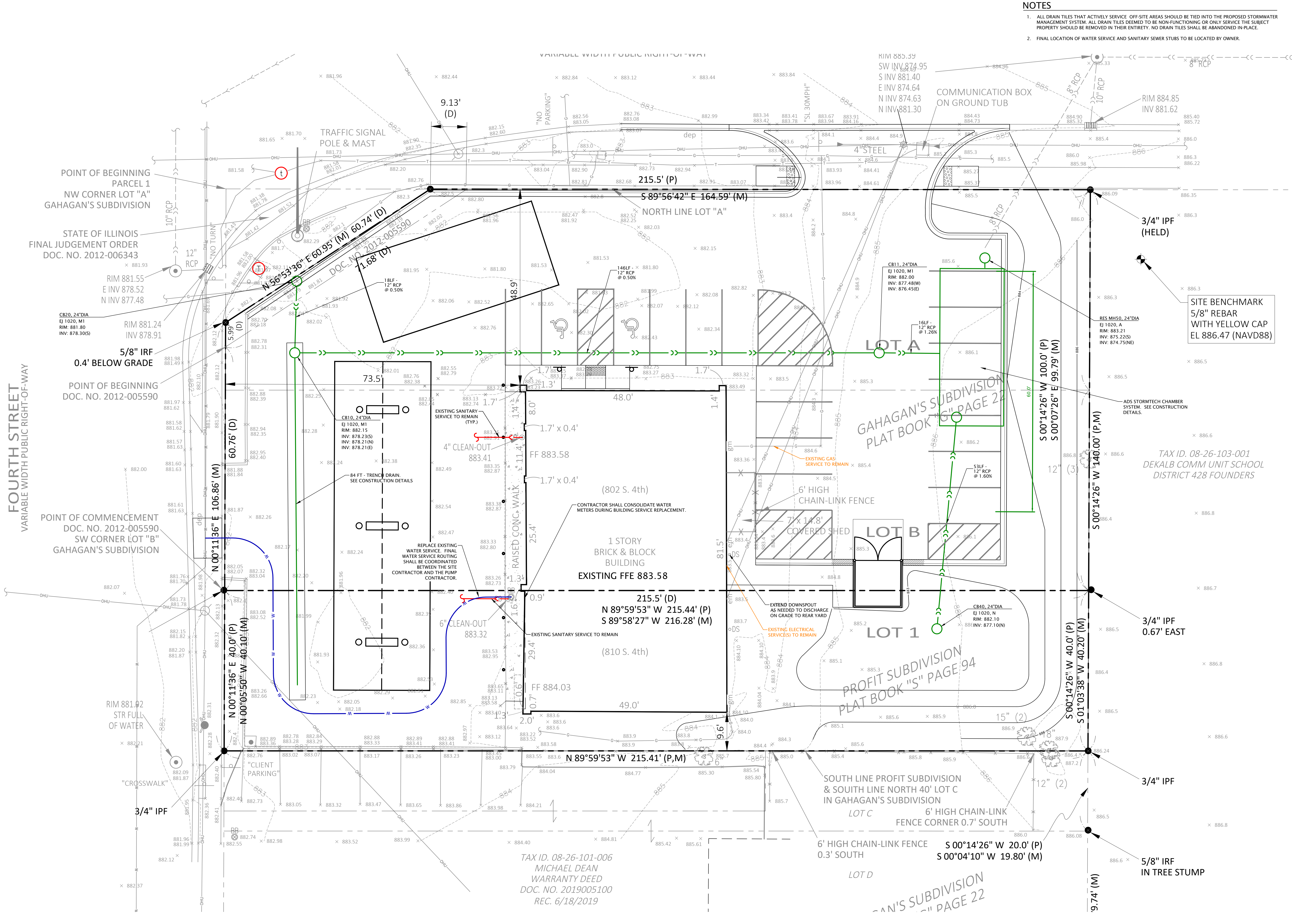
AMOCO GAS STATION

Grading Plan



© COPYRIGHT 2017 DVG TEAM, INC	
DESIGN BY JPH	DATE 7/2/25
PROJECT NO. 25-0034	
C104	

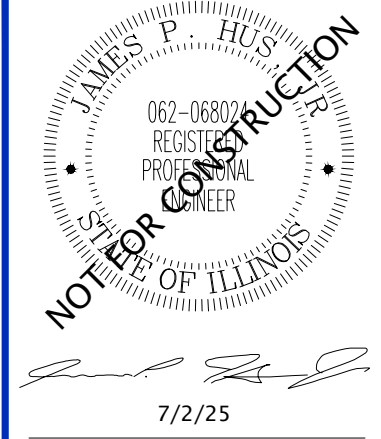
NOT FOR CONSTRUCTION



- NOTES
1. ALL DRAIN TILES THAT ACTIVELY SERVICE OFF-SITE AREAS SHOULD BE TIED INTO THE PROPOSED STORMWATER MANAGEMENT SYSTEM. ALL DRAIN TILES DEEMED TO BE NON-FUNCTIONING OR ONLY SERVICE THE SUBJECT PROPERTY SHOULD BE REMOVED IN THEIR ENTIRETY. NO DRAIN TILES SHALL BE ABANDONED IN-PLACE.
 2. FINAL LOCATION OF WATER SERVICE AND SANITARY SEWER STUBS TO BE LOCATED BY OWNER.



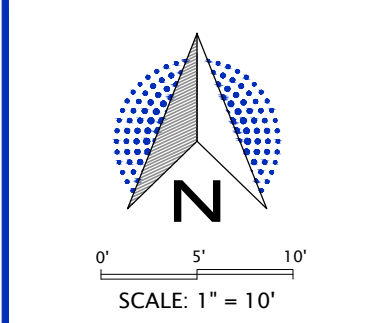
1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com



AMOCO HOSSEN
1033 E LINCOLNWAY
LAPORTE, IN 46350

DATE:	REVISIONS AND NOTES:




AMOCO GAS STATION
Utility Plan



© COPYRIGHT 2017 DVG TEAM, INC	
DESIGN BY JPH	DATE 7/2/25
PROJECT NO. 25-0034	
C105	

NOT FOR CONSTRUCTION

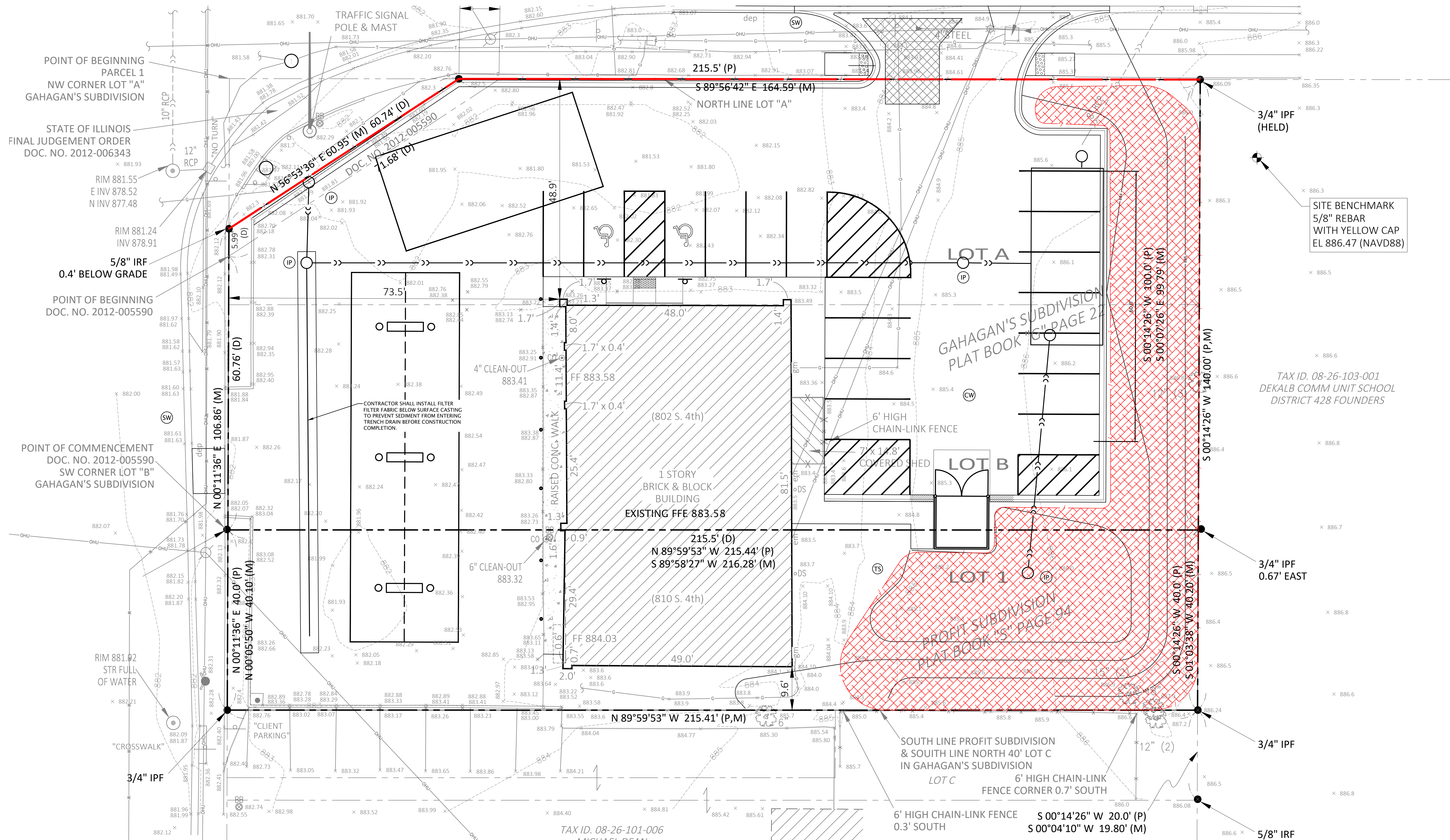
LEGEND

- | | | | | |
|-----------|--|---|------|-------------------------------|
| (CE) | TEMPORARY CONSTRUCTION ENTRANCE |  | (SW) | STREET SWEEPING |
| (IP) | INLET BARRIER PROTECTION | | (CW) | CONCRETE WASHOUT |
| (TS) | TEMPORARY/PERMANENT SEEDING | | (RS) | BUILDING & STORMWATER PERMITS |
| (SF) (FR) | SILT FENCE/FIBER ROLLS
(MAY BE USED INTERCHANGEABLY WHERE
REQUIRED) |  | (SP) | STOCKPILE |
| (EB) | EROSION CONTROL BLANKET |  | | |
| (RR) | RIP RAP PIPE OUTFALL ARMORMENT - SEE
SHEET C302 FOR DETAIL OF RIPRAP AT
PIPE END SECTION | | | |

CONCRETE WASHOUT SIGNAGE

NOTES

1. THE SITE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. MEASURES MUST BE IMPLEMENTED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND/OR CLEANING TO THE STRUCTURE OR FEATURE. CORRECTIVE WORK INCURRED BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE S.W.P.P.P., ANY FINES OR PUNITIVE MEASURES INCURRED BY THE PROJECT DUE TO FAILURE TO COMPLY WITH THE S.W.P.P.P. ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE COSTS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL NOT BE CONSIDERED AN EXTRA.
4. DURING THE COURSE OF CONSTRUCTION, THE LOCAL ENFORCEMENT OF THE S.W.P.P.P. MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES TO BE INSTALLED TO ADDRESS SITE-SPECIFIC ITEMS NOT ANTICIPATED BY THIS PLAN. THESE ITEMS ARE CONSIDERED AN EXTRA TO THE CONTRACT, BUT ONLY TO THE EXTENT OF INITIAL INSTALLATION. CORRECTIVE WORK AND MAINTENANCE SHALL BE CONSIDERED INCIDENTAL AND SHALL NOT BE CONSIDERED AN EXTRA.
5. THE SITE CONTRACTOR SHALL INSTALL THE CONSTRUCTION ENTRANCE AND PLACE PERIMETER SILT FENCE/FIBER ROLLS PRIOR TO COMMENCING ANY SOIL DISTURBANCE. SEE SITE PLAN FOR LOCATIONS. THE CONSTRUCTION ENTRANCE SHALL SERVE AS SITE ACCESS FOR ALL CONSTRUCTION TRAFFIC INGRESS AND EGRESS TO THE PROJECT SITE.
6. THE SOIL STOCKPILE SHALL BE PROTECTED BY SILT FENCE/FIBER ROLLS SURROUNDING THE PILE AND THE PILE SHALL BE TEMPORARILY SEEDED IF THE STOCKPILE REMAINS DORMANT FOR GREATER THAN 7 DAYS. THE PILE SHALL BE STABILIZED WITHIN 14 DAYS.
7. DURING SOIL-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CREATE DIVERSION SWALES AND INSTALL DITCH CHECKS SO THAT ALL SITE RUNOFF PASSES THROUGH AN EROSION CONTROL MEASURE PRIOR TO BEING DISCHARGED OFF-SITE.
8. UPON COMPLETION OF THE ROUGH GRADING, ALL AREAS AFFECTED BY CONSTRUCTION SHALL BE TEMPORARILY SEEDED IF THEY WILL REMAIN DORMANT FOR GREATER THAN 7 DAYS. THESE AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF REMAINING DORMANT AND EROSION CONTROL BLANKETS SHALL BE INSTALLED ON SLOPES AS SHOWN ON THE PLANS.
9. CONTRACTOR SHALL PERFORM STREET SWEEPING WHENEVER TRACKING OF MUD, DIRT, AND CONSTRUCTION DEBRIS OCCURS ON THE PUBLIC ROAD.



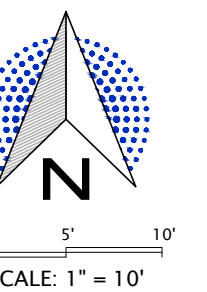
NOT FOR CONSTRUCTION

1033 E LINCOLNWAY
LAPORTE, IN 46350

[illegible]

AMOCO GAS STATION

Storm Water Pollution Prevention Plan



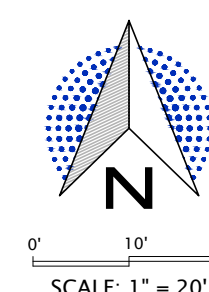
COPYRIGHT 2017 DVG TEAM, INC	
SIGN BY JPH	DATE 7/2/25
PROJECT NO. 25-0034	
C106	

AMOCO HOSSEN
1033 E LINCOLNWAY
LAPORTE, IN 46350

	DATE:	REVISIONS AND NOTES:

AMOCO GAS STATION

Turning Movement Exhibit



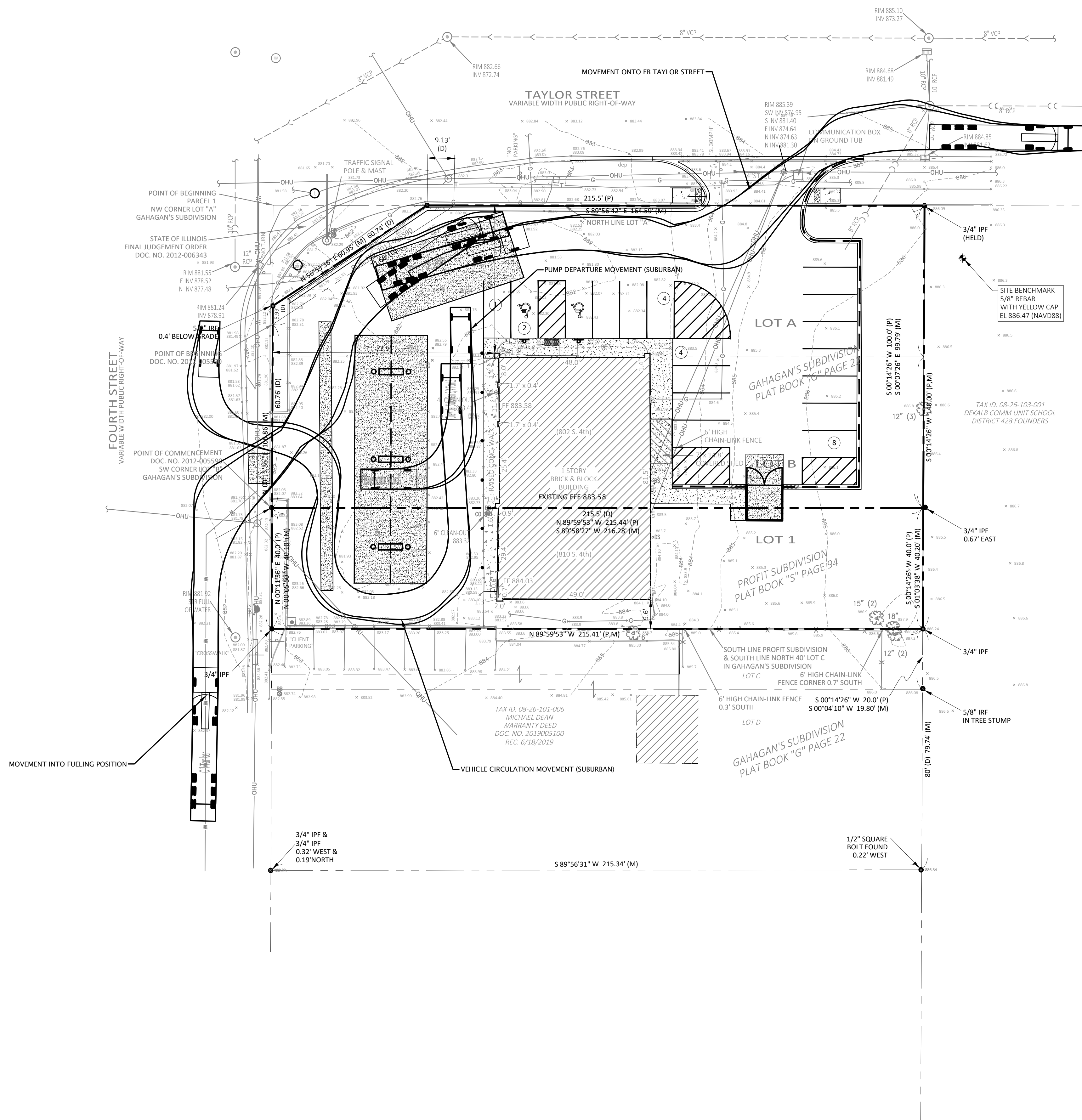
© COPYRIGHT 2017 DVG TEAM, INC

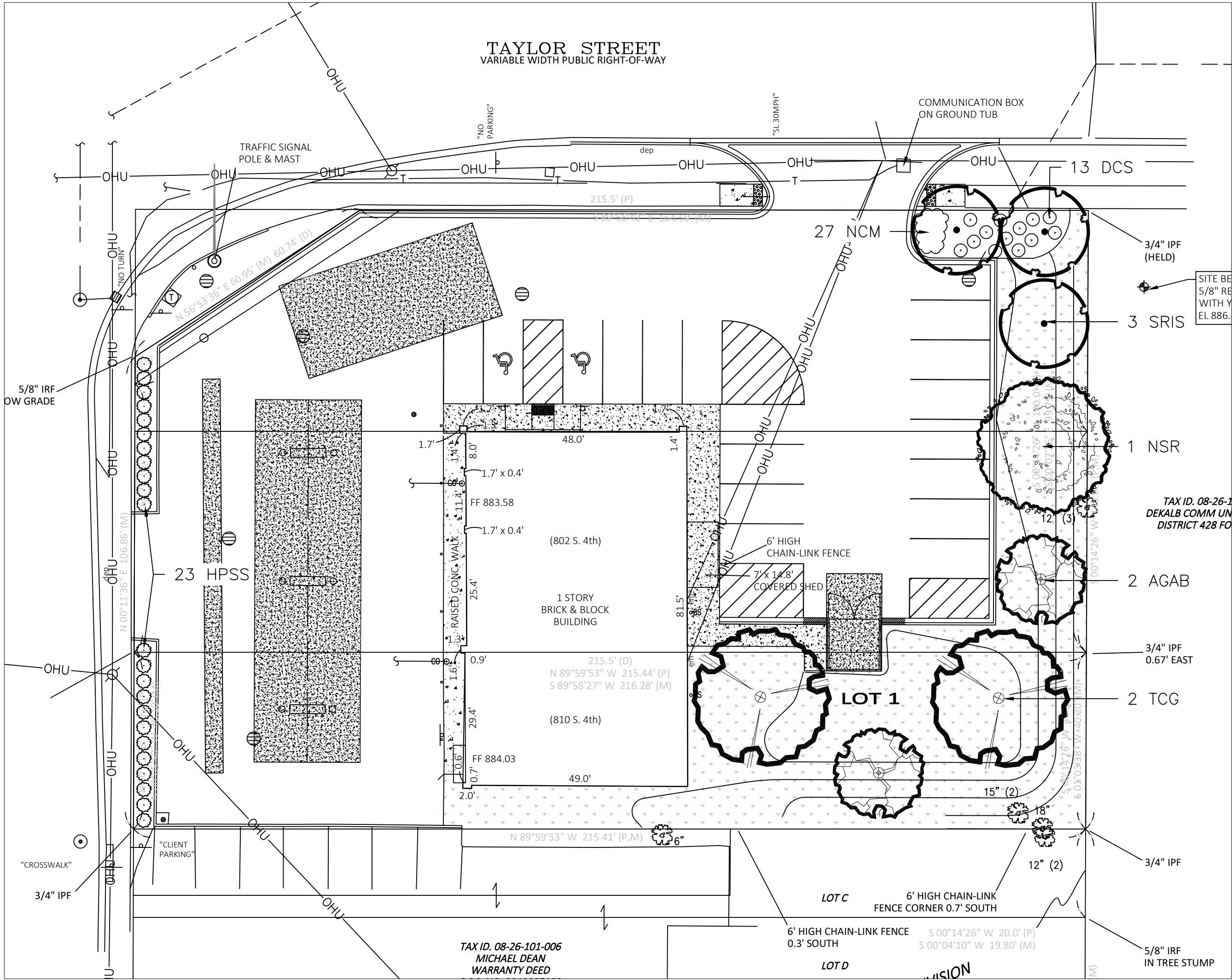
DESIGN BY JPH	DATE 7/2/25
------------------	----------------

PROJECT NO.
25-0034

EXHB

NOT FOR CONSTRUCTION

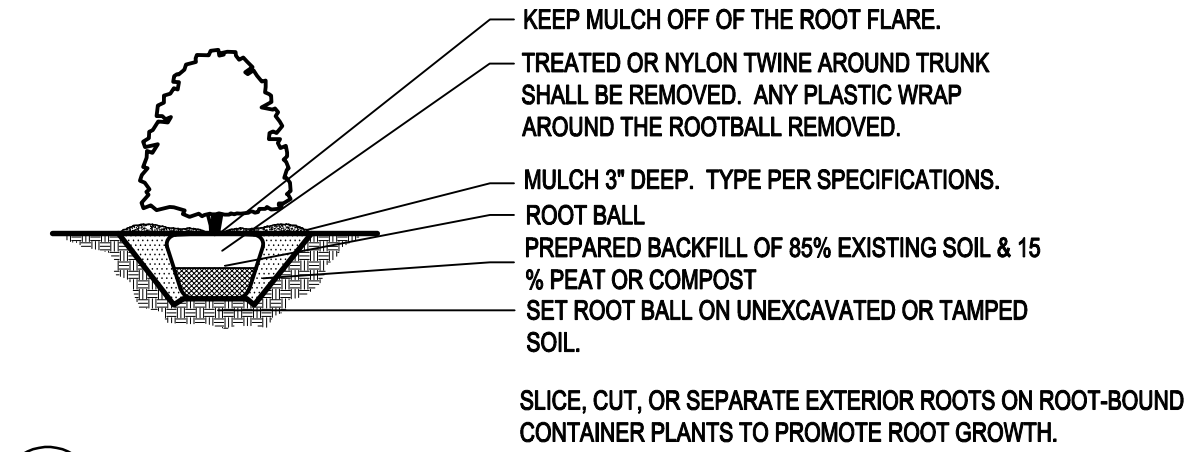




PLANT LIST				
QTY	Symbol	Botanical Name	Common Name	Size
Trees				
2	AGAB	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5"
1	NSR	Nyssa sylvatica 'Haymanred'	Red Rage Black Gum	2.5"
3	SRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2.5"
2	TCG	Tilia cordata 'Glenleven'	Glenleven Linden	2.5"
Shrubs				
13	DCS	Diervilla 'Cool Splash'	Cool Splash Diervilla	#3
23	HPSS	Hydranea paniculata 'Rensun'	Strawberry Sundae Hydrangea	#3
Perennial				
27	NCM	Nepeta faassenii 'Cat's Meow'	Cat's Meow Catmint	#1

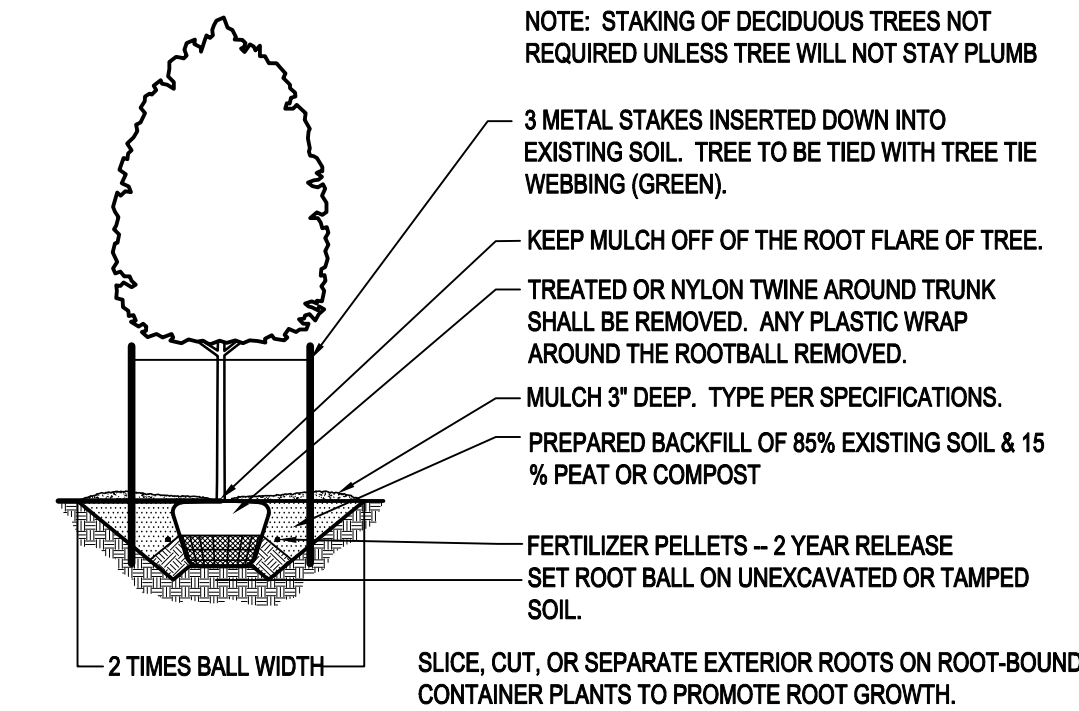
LANDSCAPE REQUIREMENTS					
Calculations	Total Linear Feet (LF) or Square Feet (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
12.04					
3 a. Adjacent to Streets					
1 Tree + 4 Shrubs/ 30 LF	104 LF	3	3	12	12
4 a. Side and Rear Yards					
1 Tree + 4 Shrubs/ 30 LF	140	5	5	20	20

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLY HIGHER THAN FINISH GRADE DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS.



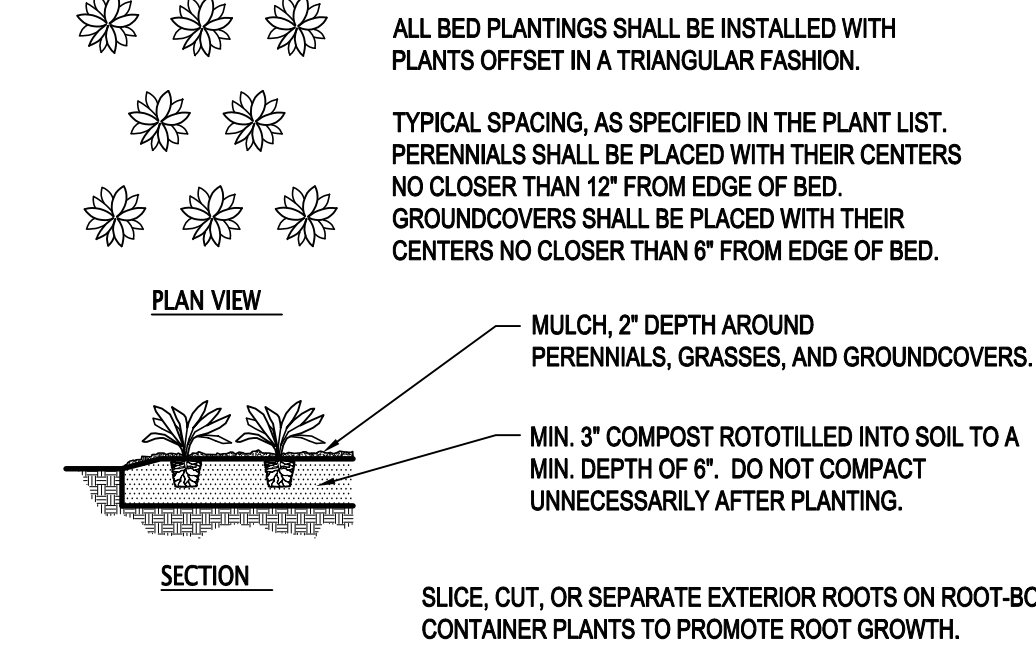
1 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLY HIGHER THAN FINISH GRADE DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.

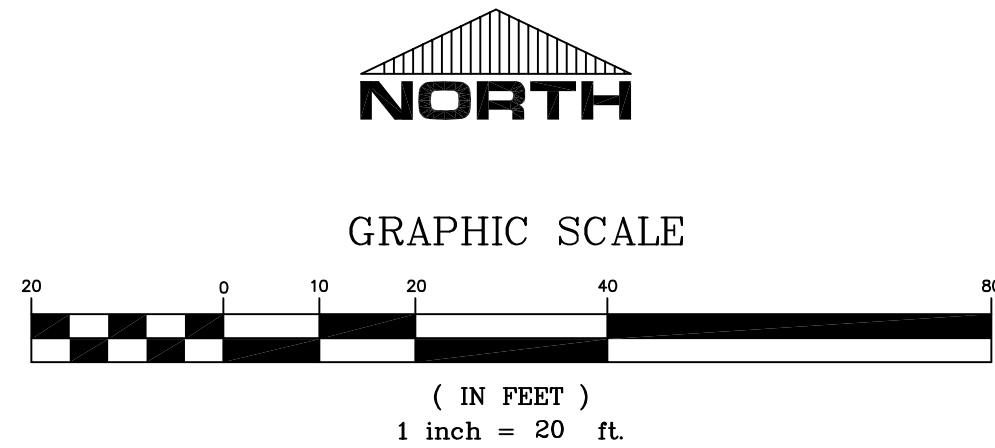


2 DECIDUOUS & EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. AMEND PLANTING BED SOIL WITH COMPOST PRIOR TO PLANT INSTALLATION. BED HEIGHT IS TO BE 2\"/>



3 PERENNIAL, GROUNDCOVER, AND ANNUAL PLANTING DETAIL
NOT TO SCALE



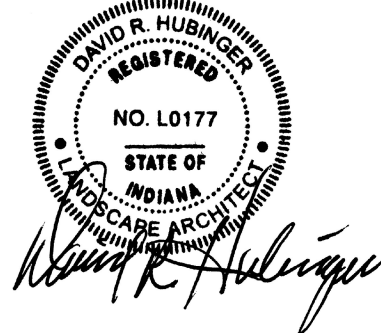
This Drawing and Design is the Property of Hubinger Landscaping Corp. and is not to be reproduced or used without the permission of Hubinger Landscaping Corp.

Notes:

Stand alone trees and Landscape Areas to have Shredded Hardwood Bark Mulch 3" Deep w/ Pre-emergent herbicide and have spade dug edge.

All disturbed lawn areas to be restored w/ 4" of topsoil, Seed w/ HLC Sunny Mix or approved equal w/ DS-75 Erosion Control Blanket.

Starter fertilizer to be applied at installation and post fertilizer application applied 30-45 days later with a minimum of 1# of Nitrogen per 1000 SF and 50% being slow release.



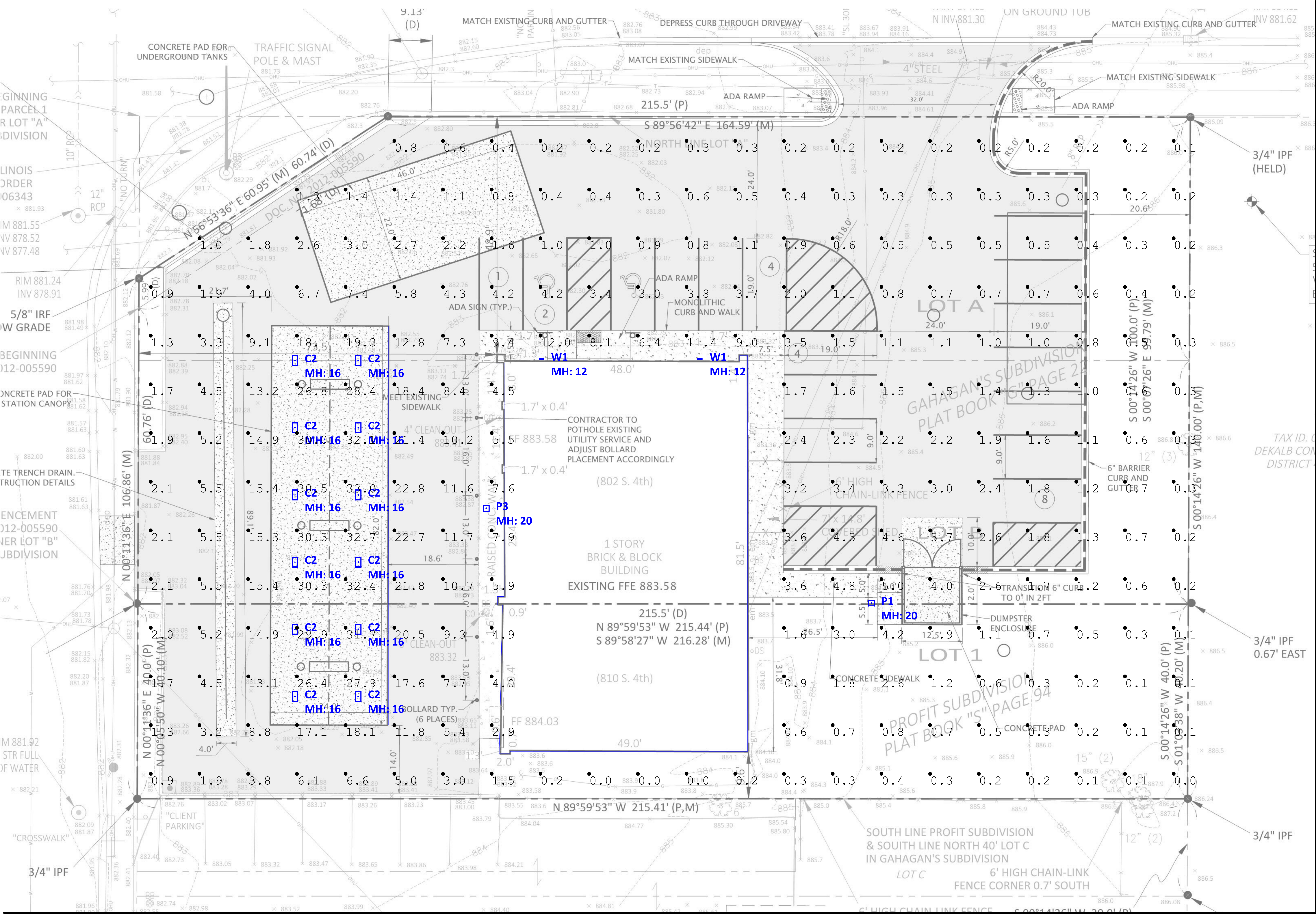
Revisions:	Date

HUBINGER
Landscaping
Corp.

210 East 113th Avenue
Crown Point, Indiana
Phone: 219-662-9911
www.hubingers.com

GAS STATION
DEKALB, IL

Drawn By:	LBK/SAS	L1.0
Date:	7/17/25	
Scale:	1:20	

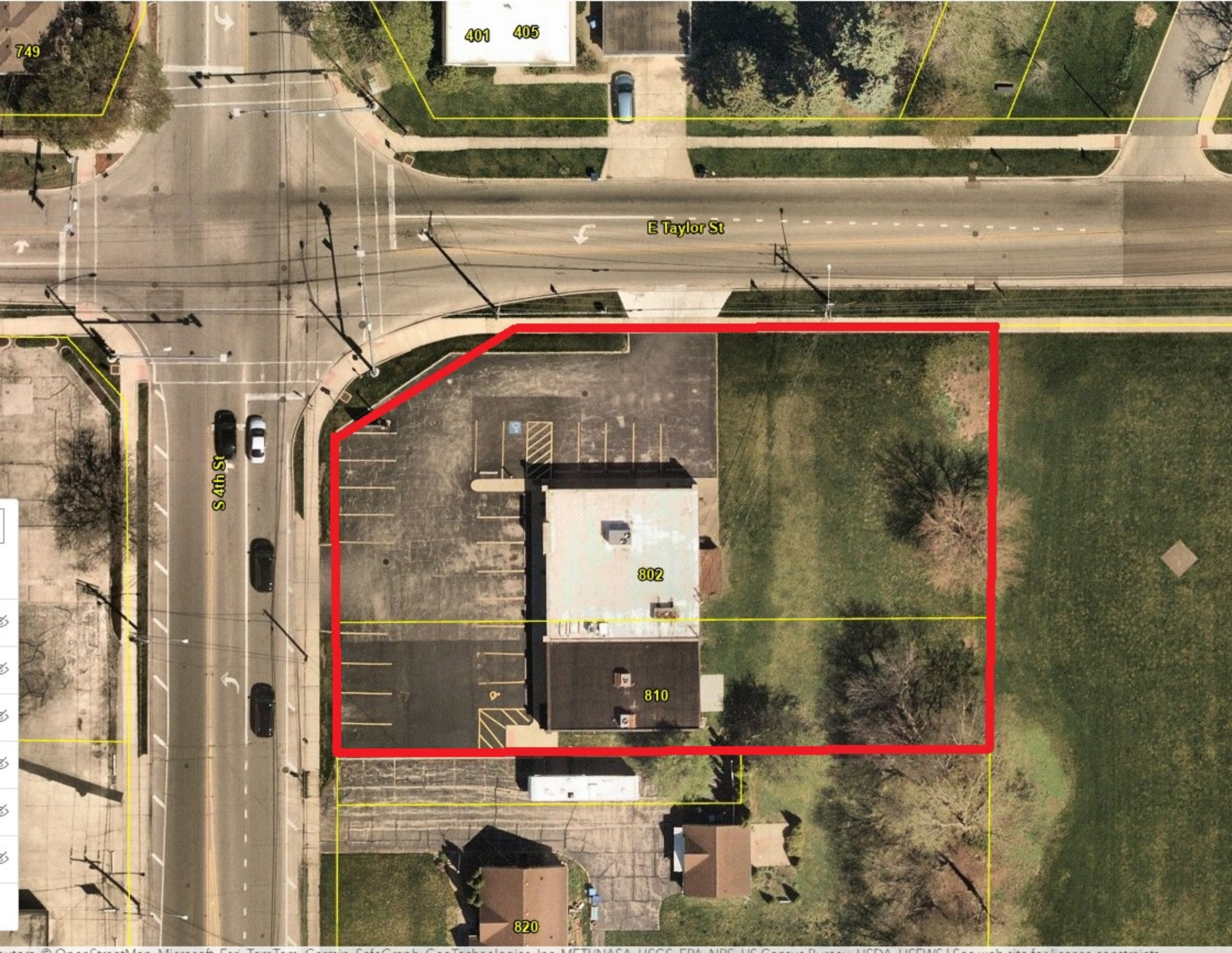


Luminaire Schedule				
Symbol	Qty	LLF	Description	Type
	2	0.950	WPX2 LED 40K Mvolt	W1
	12	0.950	SCNY LED ALO2-10L SWW2-40K PFL MVOLT DWHXD M3	C2
	1	0.950	DSX1 LED P6 40K 80CRI TFTM	P1
	1	0.950	DSX1 LED P6 40K 80CRI T3M	P3

**This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Site	Illuminance	Fc	4.96	33.0	0.0	N.A.

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



749

401 405

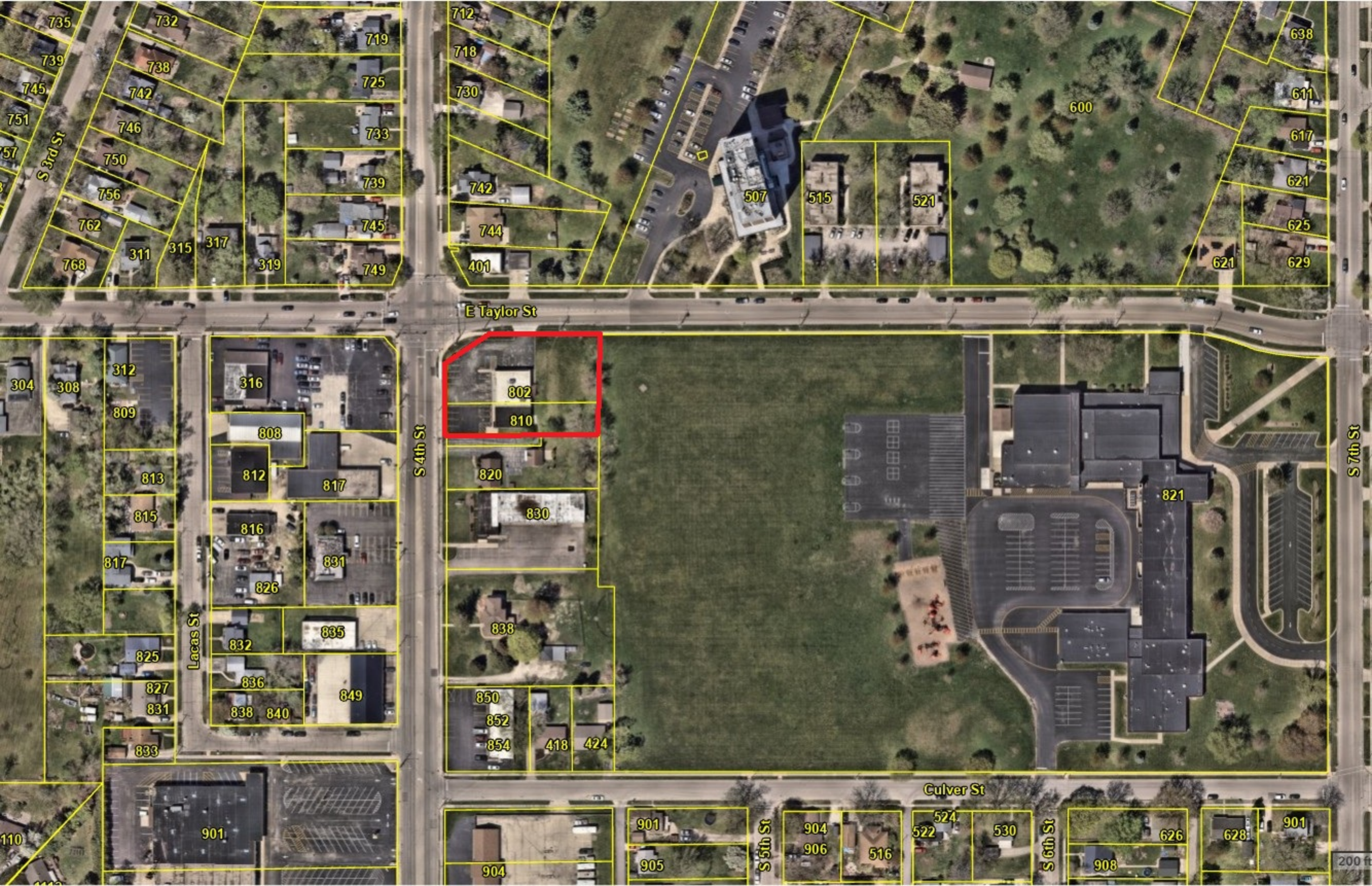
E Taylor St

S 4th St

802

810

820





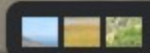


DeKalb MPO (DSATS)



Jul 2025

[See latest date](#)







413 E Taylor St

DeKalb, Illinois



Google Street View

Oct 2022

[See more dates](#)





DeKalb Gas Station at 4th St. & Taylor St. – 802 S 4th St.

Amoco Hossen and Rossman Partners LLC

Variance Request Outline & Findings of Fact

We are seeking the following Zoning Variances from the [City of Dekalb UDO](#):

- **Article 5.13.06: The minimum site size for any of the Planned Development Districts shall be two (2) acres.**
 - **Proposed Condition: The site consists of two lots which will be combined into a single lot. The combined single lot totals 0.67 acres, or 33.5% of the required lot size.**
 - **The site is bounded by roadway right-of-way and other developed areas. Land acquisition to the development minimum would provide no utility to the development and/or be cost prohibitive to the redevelopment plan.**
 - **The calculation of lot size is illustrated on the provided site plan.**
 - **Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent properties within this commercial area.**
 - **The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.**
 - **That strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property due to the size of the lot.**
- **Article 5.13.07.4.a: Total site coverage by uses permitted in the “PD-C” Districts shall be seventy (70) percent, except as permitted to be exceeded in accordance with Paragraph “b” below”.**
 - **Proposed Condition: The calculated site coverage is approximately 76.3%, which is 6.3% over the required maximum.**
 - **The calculation of lot coverage is illustrated on the provided site plan.**
 - **The site development does not meet four criteria for site coverage bonus under Paragraph “b”, but does: install storm drainage detention facilities underground**
 - **Given the total lot size and inability to expand, adhering to other sections of the UDO (parking requirements, vehicle circulation, etc.) are particularly difficult without incorporating additional lot coverage.**
 - **Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent properties within this commercial area.**
 - **The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.**
 - **That strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property due to the size of the lot.**



- Article 5.13.07.6.b: Where a “PD-C” District abuts a residential district, there shall be a minimum fifty (50) foot buffer area between any non-residential use and the adjacent residential district. This buffer area shall be landscaped in accordance with Article 7, “Supplementary District Regulations,” Section 7.05.
 - The site proposes a 20-foot buffer along its eastern property line which borders an SFR2 zoned district, which is 30 feet less than the required amount.
 - This reduced setback is due to the need to provide parking amounts which adhere to the City’s UDO.
 - The adjacent property is Founders Elementary School which currently has a 350-foot buffer area from the nearest developed portion of its lot.
 - Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent properties within this commercial area.
 - The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.
 - That strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property due to the size of the lot.
- Article 12.04.3.a: One (1) tree and four (4) shrubs shall be planted for every thirty (30) feet of frontage to be located within a strip of land paralleling the adjacent street and having a width of not less than ten (10) feet (Landscaping Requirements Adjacent to Streets).
 - The western existing property frontage is existing-nonconforming and provides a 5-foot buffer strip. This redevelopment plan intends to maintain that strip size.
 - The northern property frontage proposes a 0-foot buffer strip.
 - This variance request is due to the need to provide parking spaces and drive aisles of sizes that adhere to the UDO and accommodate safe vehicle movement of both customers and the fuel delivery vehicle, while maintaining the existing structure.
 - Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent properties within this commercial area.
 - The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.
 - That strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property due to the size of the lot.



- **Article 5.08.04 (2a): Required Condition: “No principal building shall be allowed within forty 40 feet of any front lot line or street right-of-way line.”**
 - **Proposed Condition:** The proposed gas station canopy structure encroaches into the 40-ft required front yard setback along S. 4th St. The canopy is positioned over the fueling area in front of the existing building, at a reduced setback of approx. 27 feet.
 - **Permission for this location will allow the canopy to function in tandem with the existing main building, which is being retained and retrofitted. The structure cannot be relocated due to its permanent foundation and integration with utility infrastructure. As a result, the canopy must be placed in front of the building to maintain a practical layout for vehicular circulation and safe customer access.**
 - **Permission for this location will allow the site to incorporate a functionally essential element of gas station operations: a canopy placed over fuel pumps to provide weather protection, canopy-mounted lighting, and clear wayfinding. Placing the canopy in front of the building follows standard, industry-typical practice and ensures vehicles can approach and exit pumps efficiently without reversing or making hazardous turns near the ROW.**
 - **Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent properties within this commercial area.**
 - **The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.**
 - **That strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property due to the size of the lot.**
- **Article 5.08.04 (2 b&c): Required Condition: No principal building setback is required from a side or rear lot line, except for a lot which abuts a residence district or upon an alley separating this lot from a residence district. Under these circumstances, no principal building shall be allowed within fifty 50 feet of the side lot line.**
 - **Proposed Condition:** The existing building is located within 50 feet of the southern property line, which abuts a residentially zoned parcel. This condition is existing, non-conforming. The current redevelopment proposal retains the building in its current location.
 - **Permission for this condition will allow the existing, non-conforming building to remain in use without requiring demolition or relocation. The structure and the multiple utility services are fixed in place and are being retrofitted to accommodate the proposed gas station operations. No further encroachment is proposed—this request simply acknowledges and preserves the established building footprint.**
 - **Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent**



properties within this commercial area.

- The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.
- That strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property due to the size of the lot.

- **Article 5.08.04 (2 b&c): Required Condition: No principal building setback is required from a side or rear lot line, except for a lot which abuts a residence district or upon an alley separating this lot from a residence district. Under these circumstances, no principal building shall be allowed within fifty 50 feet of the side lot line.**

- **Proposed Condition: A new dumpster enclosure is proposed approx. 45 feet from both the east and south property lines, both of which are adjacent to residential zoning.**
- **Permission for this location will allow for the placement of a fully screened dumpster enclosure in the only viable area of the site that supports functional waste management without disrupting vehicle circulation or site access. The site's narrow shape and fixed building position limit opportunities for compliant placement without creating safety or logistical challenges.**
 - Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent properties within this commercial area.
 - The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.
 - That strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property due to the size of the lot.

- **Article 12.03 (6a): – “A minimum five (5) foot setback shall be maintained between the parking area and the property lines, and a minimum ten (10) feet setback shall be maintained between the parking area and the street right-of-way line.”**

- **Proposed Conditions:**
 - On the north property line (along Taylor St.), the proposed drive aisle is located almost directly adjacent to the ROW, resulting in a 0-ft setback, where 10 feet is required.
 - Along the west property line (along 4th St.), the existing curb is an existing, non-conforming condition. The proposed site layout is using this curb in place, 5 feet from the road ROW, which violates the required 10-ft setback.
- **Permission for these conditions will allow the site to maintain a compliant circulation layout while accommodating multiple fixed constraints, including the existing building, which is fixed, the need for an ADA-compliant sidewalk along the building frontage, 19'-0" standard parking spaces, and a 24'-0" wide drive aisle for safe vehicle maneuvering. These combined elements define the minimum space needed between the building and curb, and leave no practical alternative that would meet the full 10-foot setback requirement.**
- **Permission for these conditions will allow the project to proceed without the need to remove or relocate the existing, non-conforming curb along 4th Street. The proposed design achieves a functional balance of safety, accessibility, and circulation within a tightly constrained space.**
 - Approval WILL NOT be injurious to public health, safety, morals, comfort, or general welfare of the community. Development conforms to character and uses of adjacent



properties within this commercial area.

- The use and value of the area adjacent to the property included in the variance **WILL NOT** be affected in a substantially adverse manner. Development conforms to character and uses of adjacent properties within this commercial area.
- That strict application of the terms of the zoning ordinance **WILL** result in practical difficulties in the use of the property due to the size of the lot.

LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Monday, August 4, 2025, at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by Amoco Hossen, represented by DVG Team, Inc. to rezone the property located at 802-810 S. 4th St. from the “GC” General Commercial District to the “PD-C” Planned Development Commercial District to allow a gas station/convenience store. Waivers to the Unified Development Ordinance are requested for parking/paving/landscaping setbacks, Planned Development under two (2) acres, maximum site coverage and other approvals as required for the subject property to allow for the construction as proposed and indicated on the preliminary/final development plan. The subject property has Parcel Identification Numbers (PIN’s) of 08-26-101-009 and 08-26-101-007.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Monday, August 4, 2025, or by e-mail to dan.olson@cityofdekalb.com. Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb’s web page at <https://www.cityofdekalb.com/1103/Public-Hearings>.

Max Maxwell, Chair

DeKalb Planning and Zoning Commission



REZONING PETITION

TO: Community Development Department of the City of DeKalb, Illinois

FROM: Petitioner Name(s): Amoco Hossen (c/o DVG Team, Inc.) Phone: 219-281-4067
Petitioner's Representative: DVG Team, Inc. Email: jhus@dvgtteam.com / sumonrhaman188@gmail.com
Mailing Address: 1033 E Lincolnway
LaPorte, IN 46350

Property Owner: Marcia Crouch (810 S 4th Street) Phone: _____
Mailing Address: 810 S 4th Street Email: _____
DeKalb, IL 60115

1. The petitioner hereby petitions the City of DeKalb to rezone the following property:

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper: _____

PIN 0826101009 & PIN 0826101007

See attached page for detailed legal descriptions

B. Street Address or Common Location: 802 & 810 S 4th Street

C. Size of Property (square feet or acres): 0.67 Acres (combined)

D. Existing Zoning: GC (General Commercial)

E. Proposed Zoning: PD-C (Planned Development - Commercial)

F. Reason for request: On a separate document, describe the reasons for the rezoning request and the intended types of land uses, if any, for the property. Also, indicate whether or not the proposed rezoning would: a) be in conformance with the City's Comprehensive Plan; b) conform to the intent and purpose of the UDO; c) have a detrimental effect on the long-range development of adjacent properties; d) impact adjacent property values; and e) provide adequate public facilities and services.



2. The petitioner hereby submits the following information:

Vicinity map of the area proposed for the rezoning

All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided electronically that will become part of the application file.

Petition fee (\$500.00).

3. 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 pre-application conference: _____

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.)

4. The petitioner hereby agrees that this petition will be placed on the Planning 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 information and affirms that it is true and correct.

Signed by:

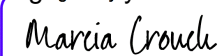

 D587552D909741D...

Petitioner Signature

7/1/2025

Date

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Rezoning petition as described above (petitioner must sign if they are the owner).


 4C704C13A641402

Property Owner Signature

7/1/2025

Date



REZONING PETITION

TO: Community Development Department of the City of DeKalb, Illinois

FROM: Petitioner Name(s): Amoco Hossen (c/o DVG Team, Inc.) Phone: 219-281-4067
Petitioner's Representative: DVG Team, Inc. Email: jhus@dvgtteam.com / sumonrhaman188@gmail.com
Mailing Address: 1033 E Lincolnway
LaPorte, IN 46350

Property Owner: Elizabeth Michaels Trust (802 S 4th Street) Phone: _____
Mailing Address: 2230 N Lake Shore Circle Email: _____
Arlington Heights, IL 60004

1. The petitioner hereby petitions the City of DeKalb to rezone the following property:

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper: _____

PIN 0826101009 & PIN 0826101007

See attached page for detailed legal descriptions

B. Street Address or Common Location: 802 & 810 S 4th Street

C. Size of Property (square feet or acres): 0.67 Acres (combined)

D. Existing Zoning: GC (General Commercial)

E. Proposed Zoning: PD-C (Planned Development - Commercial)

F. Reason for request: On a separate document, describe the reasons for the rezoning request and the intended types of land uses, if any, for the property. Also, indicate whether or not the proposed rezoning would: a) be in conformance with the City's Comprehensive Plan; b) conform to the intent and purpose of the UDO; c) have a detrimental effect on the long-range development of adjacent properties; d) impact adjacent property values; and e) provide adequate public facilities and services.



2. The petitioner hereby submits the following information:

Vicinity map of the area proposed for the rezoning

All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided electronically that will become part of the application file.

Petition fee (\$500.00).

3. 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 pre-application conference: _____

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.)

4. The petitioner hereby agrees that this petition will be placed on the Planning 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 information and affirms that it is true and correct.

Signed by:



D587552D909741D...

Petitioner Signature

7/1/2025

Date

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Rezoning petition as described above (petitioner must sign if they are the owner).



Property Owner Signature

trustee of
Elizabeth Michaels Trust

7/2/2025

Date



PLANNED DEVELOPMENT – FINAL PLAN

A. APPLICANT

1. Petitioner / Petitioner Representative

Name Amoco Hossen (c/o DVG Team, Inc.)

Phone: 219-281-4067

Mailing Address 1033 E Lincolnway

Email: jhus@dvgteam.com / sumonrhaman188@gmail.com

City, State, ZIP LaPorte, IN 46350

2. Property Owner (if different from Petitioner)

Name See attached property owner information

Phone: _____

Mailing Address _____

Email: _____

City, State, ZIP _____

3. Engineer / Architect

Name DVG Team, Inc. (Russ Pozen, PE / James Hus Jr., PE, PTOE)

Phone: 219-281-4067

Mailing Address 1155 Troutwine Road

Email: jhus@dvgteam.com

City, State, ZIP Crown Point, IN 46307

4. Surveyor (if applicable)

Name DVG Team, Inc.

Phone: 219-662-7710

Mailing Address 1155 Troutwine Road

Email: _____

City, State, ZIP Crown Point, IN 46307

B. PROPERTY

Project Name Amoco Gas Station - 4th Street & Taylor Street

Common Address or Location 802 & 810 S 4th Street

Parcel #(s) _____

Legal Description (if necessary, briefly describe here and reference the full legal description on the Plat)

See attached legal description

Size (sq. ft. or acres) 0.67 ac (combined)

Existing Zoning District GC - General Commercial

Proposed Zoning District

☐ PD-R

☒ PD-C

☐ PD-I

C. CHECKLIST

Below are the minimum criteria necessary to properly process your application. Each item must be checked by the applicant to signify it is provided on this form or on other attached pages. **Failure to submit all required information will result in delays in the City's consideration of this application, per Unified Development Ordinance (UDO) 5.13.10(4).**

NOTE: A completed checklist from the Subdivision—Preliminary Plat application along with all required submittals must be included if this Planned Development involves any subdivision activity.

<u>Item</u>	<u>If not applicable, indicate N/A and explain</u>
<input type="checkbox"/> Filing Fee \$300.00 + \$50.00 for each acre or fraction thereof (no added fee if subdivision is included)	N/A, waived
<input checked="" type="checkbox"/> 2. Three (3) copies of Final Plan document	
<input checked="" type="checkbox"/> 3. All information required on previous Preliminary Plan submittal	
<input checked="" type="checkbox"/> 4. All information required in UDO Art. 17.02 "Site Plan Review Requirements"	
<input checked="" type="checkbox"/> 5. Three (3) copies of Final Landscape Plan with specific location, size, and species of plant material	
<input type="checkbox"/> 6. One (1) copy of Statement of Maintenance, Operation, Restrictions, etc. of any common, open space, etc.	N/A
<input checked="" type="checkbox"/> 7. One (1) copy of Statement that, with the exception of minimum lot requirements, all regulations of the UDO have been complied with	
<input type="checkbox"/> 8. If applicable, a completed checklist, along with required submittals from the Subdivision—Final Plat application	
<input checked="" type="checkbox"/> 9. One (1) digital copy of plan sets, elevations, and other supporting documents	


D. REQUEST FOR VARIANCE

List requested variance(s) from UDO requirements and the reason(s) for the request. Also provide explanation of compensating actions where appropriate.

Waivers for parking/paving/landscaping setbacks, Waiver for a development of less than 2 acres, Waiver for maximum site coverage

- E. The petitioner hereby agrees this application will be placed on a Planning and Zoning Commission agenda only if it is completed in full.
- F. The petitioner hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission Public Hearing Procedures.

G. The petitioner has read and completed all of the above information and affirms it is true and correct.


Petitioner Signature DVG TEAM, INC.

7/8/2025
Date

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).

Property Owner Signature

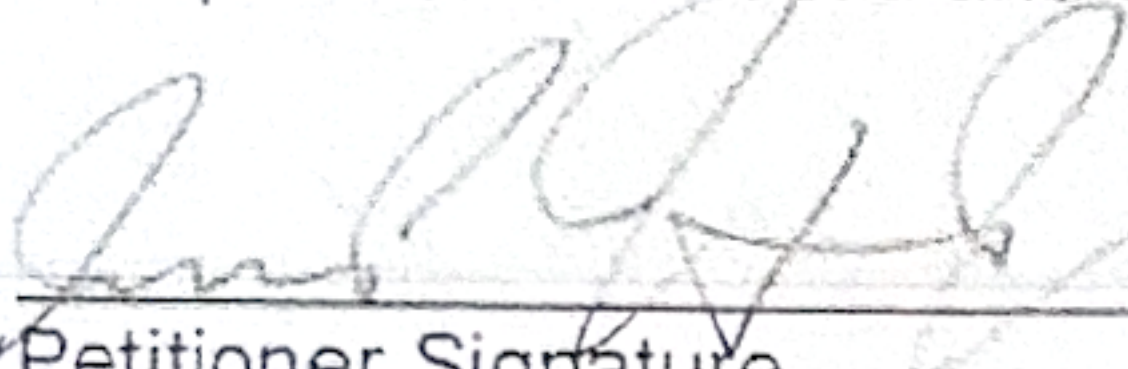
Date

E. REQUEST FOR VARIANCE

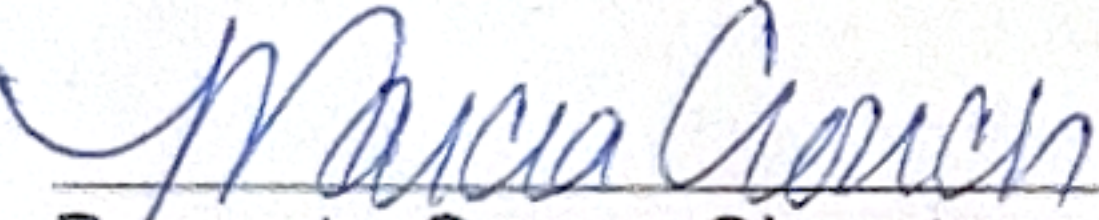
List requested variance(s) from UDO requirements and the reason(s) for the request. Also provide explanation of compensating actions where appropriate.

Waivers for parking/paving/landscaping setbacks, Waiver for a development of less than 2 acres, Waiver for maximum site coverage

- F. The petitioner hereby agrees that this application will be placed on a Planning and Zoning Commission agenda only if it is completed in full.
- G. The petitioner hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission Public Hearing Procedures.
- H. The petitioner has read and completed all of the above information and affirms it is true and correct.

 DVL TEAM, INC. 7/8/2025
Petitioner Signature Date

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).

 7/9/2025
Property Owner Signature Date



Property Owner Information		Revision Date: 2025.07.08
----------------------------	--	---------------------------

802/810 S 4th Street – Current Property Owner Information

802 S 4th Street

Elizabeth Michaels Trust
2230 N Lake Shore Circle
Arlington Heights, IL 60004

810 S 4th Street

Marcia Crouch
810 S 4th Street
DeKalb, IL 60115



PLANNED DEVELOPMENT – PRELIMINARY PLAN

A. APPLICANT

1. Petitioner / Petitioner Representative

Name Amoco Hossen (c/o DVG Team, Inc.)

Phone: 219-281-4067

Mailing Address 1033 E Lincolnway

Email: jhus@dvgteam.com / sumonrhaman188@gmail.com

City, State, ZIP LaPorte, IN 46350

2. Property Owner (if different from Petitioner)

Name See attached property owner information

Phone: _____

Mailing Address _____

Email: _____

City, State, ZIP _____

3. Engineer / Architect

Name DVG Team, Inc. (Russ Pozen, PE / James Hus Jr., PE, PTOE)

Phone: 219-281-4067

Mailing Address 1155 Troutwine Road

Email: jhus@dvgteam.com

City, State, ZIP Crown Point, IN 46307

4. Surveyor (if applicable)

Name DVG Team, Inc.

Phone: 219-662-7710

Mailing Address 1155 Troutwine Road

Email: _____

City, State, ZIP Crown Point, IN 46307

B. PROPERTY

Project Name Amoco Gas Station - 4th Street & Taylor Street

Common Address or Location 802 & 810 S 4th Street

Parcel #(s) PIN 0826101009 & PIN 0826101007

Legal Description (if necessary, briefly describe here and reference the full legal description on the Plat)

See attached legal description

Size (sq. ft. or acres) 0.67 ac (combined)

Existing Zoning District GC - General Commercial

Proposed Zoning District

☐ PD-R

☒ PD-C

☐ PD-I



C. PRE-APPLICATION CONFERENCE

A Pre-application Meeting with City staff is required prior to the acceptance of this application, per Unified Development Ordinance 5.13.10(1).

Date of meeting 1/29/2025

Individuals in attendance Monica Jenczalik (ICS), Dan Olsen (City of DeKalb)

D. CHECKLIST

Below are the minimum criteria necessary to properly process your application. Each item must be checked by the applicant to signify it is provided on this form or on other attached pages. **Failure to submit all required information will result in delays in the City's consideration of this application, per Unified Development Ordinance (UDO) 5.13.10(4).**

NOTE: A completed checklist from the Subdivision—Preliminary Plat application along with all required submittals must be included if this Planned Development involves any subdivision activity.

<u>Item</u>	<u>If not applicable, indicate N/A and explain</u>
<input type="checkbox"/> 1. Filing Fee \$500.00 + \$50.00 for each acre or fraction thereof (no added fee if subdivision is included)	<u>N/A, waived</u>
<input checked="" type="checkbox"/> 2. Three (3) copies of Preliminary Plan document	<u></u>
<input checked="" type="checkbox"/> 3. Vicinity Map of the area proposed to be rezoned	<u></u>
<input type="checkbox"/> 4. List of current owners of all property within 250 feet (exclusive of right-of-way) of the subject property and complete mailing addresses	<u>N/A, provided by City</u>
<input checked="" type="checkbox"/> 5. Project report that explains the characteristics, operation, construction schedule, etc. of the proposed development	<u></u>
6. General Information	
<input checked="" type="checkbox"/> a. Project Name	<u></u>
<input checked="" type="checkbox"/> b. Key Maps, North Arrow, Scale, Date	<u></u>
<input checked="" type="checkbox"/> c. Gross Acreage of tract to be rezoned (to 0.1 ac)	<u></u>
<input checked="" type="checkbox"/> d. Net Acreage of tract to be rezoned (i.e. gross acreage less acreage devoted to public rights-of-way and/or private streets), including a listing of land area designated for each use	<u>N/A, non-residential</u>
<input type="checkbox"/> e. Number of proposed dwelling units compared to the maximum number of dwelling units allowed per the original zoning district	<u></u>

Item	If not applicable, indicate N/A and explain
7. Proposed Buildings, Structures, and Parking Areas	
<input checked="" type="checkbox"/> a. Location, gross floor area of, and distance between all buildings and structure	
<input checked="" type="checkbox"/> b. Floor area devoted to each non-residential use	
<input checked="" type="checkbox"/> c. Percentage of property covered by buildings and structures	
<input checked="" type="checkbox"/> d. Location of all refuse collection facilities including screening to be provided Typical building elevations drawn with sufficient scale and detail to illustrate building mass and architectural features	
<input type="checkbox"/> e. Location and details of all retaining walls, fences, and earth berms	N/A, non-proposed
<input checked="" type="checkbox"/> f. Location of all refuse collection facilities including screening to be provide	
<input checked="" type="checkbox"/> g. Number of off-street parking spaces proposed and the number required	
<input checked="" type="checkbox"/> h. Percentage of the property covered by parking areas, streets and roads, sidewalks, and all other impervious surfaces	
8. Open Space, Common Areas Landscaping	
<input type="checkbox"/> a. Location and general use of common ground, including recreational areas, plazas, pedestrian ways and major landscaped and buffer areas	N/A
<input checked="" type="checkbox"/> b. Landscaping information including location, number, and approximate size of all plant material by general category (i.e. deciduous/coniferous trees, ornamental trees, shrub masses, and ground cover)	
<input type="checkbox"/> c. Tree survey (if applicable)	N/A
<input checked="" type="checkbox"/> d. Percentage of the property covered by pervious surfaces with individual percentages for usable open space areas and areas to be devoted to water retention/detention, floodplain and/or natural areas	
<input type="checkbox"/> 9. Traffic Survey (if required)	N/A, no requested
<input checked="" type="checkbox"/> 10. Likely construction phases of development	N/A, single lot com. dev.
<input type="checkbox"/> 11. If applicable, a completed checklist along with required submittals from the Subdivision—Preliminary Plat application	N/A
<input checked="" type="checkbox"/> 12. One (1) digital copy of all materials submitted	

E. REQUEST FOR VARIANCE


List requested variance(s) from UDO requirements and the reason(s) for the request. Also provide explanation of compensating actions where appropriate.

Waivers for parking/paving/landscaping setbacks, Waiver for a development of less than 2 acres, Waiver for maximum site coverage

F. The petitioner hereby agrees that this application will be placed on a Planning and Zoning Commission agenda only if it is completed in full.

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

H. The petitioner has read and completed all of the above information and affirms it is true and correct.

 DVG TEAM, INC. 7/8/2025
Petitioner Signature Date

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).

Property Owner Signature

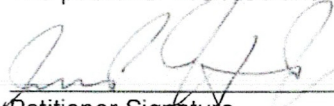
Date

E. **REQUEST FOR VARIANCE**

List requested variance(s) from UDO requirements and the reason(s) for the request. Also provide explanation of compensating actions where appropriate.

Waivers for parking/paving/landscaping setbacks, Waiver for a development of less than 2 acres, Waiver for maximum site coverage

- F. The petitioner hereby agrees that this application will be placed on a Planning and Zoning Commission agenda only if it is completed in full.
- G. The petitioner hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission Public Hearing Procedures.
- H. The petitioner has read and completed all of the above information and affirms it is true and correct.


Petitioner Signature

DVL TEAM, INC.

Date

7/8/2025

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).


Property Owner Signature

Date

7/8/2025



Property Owner Information		Revision Date: 2025.07.08
----------------------------	--	---------------------------

802/810 S 4th Street – Current Property Owner Information

802 S 4th Street

Elizabeth Michaels Trust
2230 N Lake Shore Circle
Arlington Heights, IL 60004

810 S 4th Street

Marcia Crouch
810 S 4th Street
DeKalb, IL 60115



July 2, 2025

City of DeKalb
164 E Lincoln Highway
DeKalb, IL 60115
Attn: Mr. Dan Olson, AICP, Planning Director

Re: **802 & 810 4th Street**
Proposed Gas Station
Pre-Application for Re-Zoning & Development Variances

Dear Mr. Olson,

Myself and the development team appreciate DeKalb Staff's engagement on this redevelopment project. Given the detailed staff comments received thus far, I believe it would be beneficial to provide a summary of those comments and how they have been incorporated as this project moves towards more formal applications.

Utility Comments

1. It is recommended that the existing water service be replaced in lieu of re-using the existing water service. The building currently has two water meters, which should be downsized/combined into a single meter during construction. A suggested illustration has been provided.
Response: The replacement of the water service is now reflected on the site utility plan, as well as instructions for the contractor to consolidate into a single meter. Given the gas pump plumbing in the vicinity, we will defer the actual water service routing to the contractor. We also illustrate the tap on the 4th Street main more north than was illustrated in the comments received. Utility atlases show the main moving east to under the sidewalk. Providing this new tap more to the north will eliminate a more costly tap further into 4th Street pavement.

Interim City Engineer Comments

1. An IDOT permit is required for the access on S 4th Street since it is a State Highway. An existing access loses its permit status when the use of the site changes.
Response: Preliminary phone and email contact was made to Josh Harsted of IDOT's District 3 on 7/1/2025. Site and utility plans were relayed to him, and he was informed that this was a use change and not a new access point. I will continue to respond to him as needed, and then proceed with IDOT's formal permit application for both the use change and the minor utility (water) permit.
2. It is noted that the truck template touches the utility pole at the west access and the edge of the canopy just north of the west middle section.
Response: The turning template has been refined to demonstrate that the fuel truck can navigate the movement without contacting the utility pole. The canopy is elevated enough that the fuel truck will pass under the canopy.

3. It is noted that the western two stalls will be blocked in (or blocked out) when the fuel truck is present.
Response: Noted. The developer/owner are aware that, given the size of the site, certain parking spaces and/or pumps will need to be coned off when the fuel truck navigates the site. Operationally, this location will have very specific off-peak times when refueling will take place to negate some of these concerns.
4. It is noted that thru movements will not be possible when the fuel truck is present and either of the western stalls are occupied.
Response: Noted. The developer/owner are aware that, given the size of the site, certain parking spaces and/or pumps will need to be coned off when the fuel truck navigates the site. Operationally, this location will have very specific off-peak times when refueling will take place to negate some of these concerns.
5. The northern access should be widened to at least 32' face-to-face of curb to facilitate the complicated movements.
Response: The northern access point onto Taylor Street has been widened to 32 FT.
6. Two ADA parking signs are required in lieu of the single one shown on Sheet C103. The fine amount in the City of DeKalb is \$350.
Response: An additional ADA parking sign is now shown on Sheet C103. Depending on the final building facades, the developer may choose to install both signs on the building. The construction details have been revised to note the increased fine amount, if the developer installs fine placards below the signs.
7. The dumpster should be moved 8'-10' south to provide room for vehicles in the southern stalls to back out and form vehicles to turn around if all the stalls are occupied.
Response: The parking lot pavement has been expanded 10 FT to the south and two "striped" spaces are now shown to allow a reversing vehicle space to turn without contacting the enclosure.

Planning and Zoning Comments

1. There is a maximum site coverage of 70% in the "PD-C" District. Please provide this calculation.
Response: This calculation is now shown on Sheet C103 alongside the Site Data Table. This development exceeds the 70% threshold and does not provide 4 or more components with which to earn a site coverage escalator per the UDO. As such, one of the remaining development variances we are requesting is related to site coverage.
2. A variance will need to be requested for a Planned Development under 2 acres per Article 5.13.06 of the UDO.
Response: This variance is one of the few remaining that we are applying for.
3. The required parking formula uses a "floor area" definition in the UDO (Article 12.07.a.b), that removes areas devoted to storage, restrooms, mechanical rooms, etc. This will result in fewer required parking spaces.
Response: As the remodeling design is still in progress, we have left the parking calculation based upon the gross floor area.
4. We would recommend the dumpster enclosure be moved slightly south to allow a turnaround area so vehicles do not have to back up in the east parking lot, if it is full.
Response: Please see the response to engineering comment number 7.

5. Architectural renderings of the building should be submitted.

Response: An illustration of the building and intended signage is now included.

Prior Comments/Inquiries

1. There is a 10-FT parking/paving setback from Taylor Street and 4th Street.

Response: It is our understanding that the re-zoning to the PD-C district will eliminate the need for obtaining a variance from this requirement.

2. A minimum 5-FT parking/paving setback is required along the south lot line.

Response: It is our understanding that the re-zoning to the PD-C district will eliminate the need for obtaining a variance from this requirement.

3. The UDO also has a 12-FT setback to the nearest right-of-way line to the gas pump canopies.

Response: The gas pump canopy adheres to this setback.

4. The parking and landscape standards are found in Article 12 of the UDO.

Response: A variance is being requested for the 10-FT landscaping strip along roadway-facing lot lines given the space required for properly sized drive lanes and parking stalls.

5. Lighting requirements are in Article 10.05.

Response: A lighting plan is currently under development.

6. Two ADA parking spaces are required based on the total building area/required total parking.

Response: Two ADA parking spaces are provided.

If you have any questions or comments, please do not hesitate to reach out either by e-mail (jhus@dvgtteam.com) or phone (direct 219-281-4067). We appreciate in advance your review of the submitted materials for general conformance in hopes advertising for hearing on August 4th.

Respectfully,



James Hus Jr., PE, PTOE
Manager of Transportation