COVID-19 Notice: This meeting will be conducted in-person with a physically present quorum and open to the public. The corporate authorities of the City of DeKalb intend to conduct this meeting in compliance with all applicable social distancing and public health requirements. All persons attending this meeting in-person shall be required to wear protective face masks/coverings. Furthermore, the corporate authorities of the City of DeKalb intend to conduct this meeting pursuant to Illinois Governor JB Pritzker’s Executive Order 2021-4 dated February 5, 2021 (the “Executive Order”), which prohibits meetings of more than 50 people for Phase 4 mitigations, unless the City of DeKalb determines that it is necessary to invoke the Governmental Functions exemption “to ensure the operation of government agencies or to provide for or support the health, safety and welfare of the public.”

As a convenience to the public, the City of DeKalb may also provide video, audio, telephonic or internet access for the public to monitor this meeting. The provision of any such remote means of access is not intended to provide for attendance by a means other than physical presence due to the COVID-19 public health emergency, nor is it intended to provide an opportunity for the public to address public officials, make public comment or otherwise participate in the meeting.

Persons wishing to provide public comment or otherwise address public officials in person during this meeting must comply with all applicable rules governing the conduct of this meeting including, but not limited to, the aforementioned social distancing and face covering requirements.

The City of DeKalb is providing the following conveniences for the public to monitor and participate in this meeting:

- Persons wishing to view the meeting from home or elsewhere can tune in to Channel 14 or by following the link provided [here](https://us02web.zoom.us/j/82642095993?pwd=bWZ3YUszMGkrNzBIQk9Ra20vZ1ZqZz09).
- Persons wishing to provide public comment but are unable to attend the meeting in person or remotely may forward their comments by clicking on the link provided [here](https://us02web.zoom.us/j/82642095993?pwd=bWZ3YUszMGkrNzBIQk9Ra20vZ1ZqZz09). Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure dissemination to the Planning and Zoning Commission before the meeting convenes.
- Zoom Meeting Information

  https://us02web.zoom.us/j/82642095993?pwd=bWZ3YUszMGkrNzBIQk9Ra20vZ1ZqZz09
  Meeting ID: 826 4209 5993
  Passcode: 695044
  One tap mobile
  +13126266799,,82642095993#,,,,*695044# US (Chicago)

Dial by your location
+1 312 626 6799 US (Chicago)
Meeting ID: 826 4209 5993
Passcode: 695044
For those participating via Zoom and wishing to comment during the public hearing portion of the meeting, please click on the link provided here and add in the Comment Section that you wish to address the Commission verbally. Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure your name is added to the list of remote speakers.

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES
   1. April 19, 2021

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

E. NEW BUSINESS
   1. Public Hearing – A petition by Four Forty Four LLC requesting approval of a special use permit to allow dwelling units on the top floors of the buildings located at 400 E. Hillcrest Drive and 444 E. Hillcrest Drive.

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a meeting on April 19, 2021, at the DeKalb Public Library in the Yusunas Meeting Room located at 309 Oak Street, DeKalb, Illinois. Chair Maxwell called the meeting to order at 6:00 PM.

Chair Maxwell stated he wanted to thank everyone for being here tonight. He mentioned for those attending, the meeting room has been set up to meet the CDC recommended distancing guidelines and the Executive Order from the Governor.

A. ROLL CALL

Principal Planner Dan Olson called the roll. Planning and Zoning Commission members present were: Trixy O’Flaherty, Maria Pena-Graham, Vice Chair Bill McMahon, and Chair Max Maxwell. Steve Becker attended the meeting remotely by video conference. Jerry Wright was absent. Principal Planner Dan Olson was present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the April 19, 2021 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. April 5, 2021 – Chair Maxwell requested a motion to approve the April 5, 2021 minutes as presented. Mr. McMahon motioned to approve the minutes as presented. Ms. Pena-Graham 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

1. Public Hearing – A petition by the City of DeKalb on text amendments to Article 7.06.08 of the Unified Development Ordinance to remove the requirement that barbed wire fencing be angled towards the interior of a property, to allow
barbed wire fencing in the General Commercial and Planned Development – Commercial Districts, and to allow barbed wire fencing in the front yard of commercial and industrial districts in conjunction with certain uses.

Principal Planner Dan Olson went through the staff report dated April 15, 2021. He noted the proposed amendments are only related to barbed wire on top of a six ft. high fence, not barbed wire in general. He stated the UDO currently requires barbed wire to be directed towards the interior of the property. He believes this requirement was added in order to maintain setbacks from property lines. He advised the proposed amendment would allow barbed wire fencing to be positioned inwards or outwards from the property.

Mr. Olson stated a quick survey through the City shows an approximately 50-50 split between barbed wire fencing facing inwards or outwards. He advised the outward facing fences possibly outdated the UDO or were constructed without proper permitting. He mentioned the proposed amended language would require outward facing barbed wire fencing to be setback two feet from property lines. He added this amendment would not require current non-conforming fences to be removed and reinstalled.

Mr. Olson advised the proposal would also allow barbed wire fencing in the front yard in commercial or industrial districts in conjunction with certain uses. He stated the UDO only allows barbed wire fencing in the side or rear yard in industrial districts. He noted barbed wire is currently allowed in the side or rear yards in the General Commercial District with City Council approval after a report from the Community Development Director. He said he was unable to find any previous cases heard by the City Council regarding barbed-wire fences.

Mr. Olson stated certain uses have a need for barbed wire fencing not only in the side and rear yard, but also in the front yard for security purposes. He noted the proposal would accommodate these uses. He said electrical power substations, transformer stations, communications facilities, publicly owned properties, and uses requiring a secured entrance are some of the uses that would be allowed to have barbed wire in the front yard. Mr. Olson mentioned the proposal was initiated when Facebook required one of their sub-contractors along Dietz Ave. to have a secured vehicle entrance with barbed wire fencing around the perimeter.

Mr. Olson stated the changes would also allow barbed wire fencing in the General Commercial and Planned Development Commercial Districts without Council approval. He expects the main user of barbed wire fences in the General Commercial District would be for cell tower sites that typically need a secured entrance.
Chair Maxwell gave the public an opportunity to speak. There was none.

Chair Maxwell gave Commission members an opportunity to speak.

Mr. McMahon questioned why the setback for outward facing barbed wire fencing is two feet. Mr. Olson advised with the barbed wire being angled outwards at 45 degrees, two feet will cover the overhang and avoid having the barbed wire from encroaching over a property line. He noted he spoke with the Chief Building Official who also recommended the two foot setback as well.

Mr. McMahon inquired what prompted these changes. Mr. Olson advised a Facebook sub-contractor initiated the review and proposed amendments, but there have been other requests for barbed wire fencing as well.

Ms. O’Flaherty moved that the Planning and Zoning Commission recommend to the City Council approval of Text Amendments to the Unified Development Ordinance regarding barbed wire fencing as indicated in Exhibit A of the staff report.

Ms. Pena-Graham seconded the motion.

A roll call vote was taken. Ms. O’Flaherty – Yes, Mr. Becker – Yes, Ms. Pena-Graham – Yes, Vice Chair McMahon – Yes, Chair Maxwell - Yes. Mr. Wright was absent. Motion Passed 5-0-1.

F. REPORTS

Mr. Olson noted the next scheduled meeting, May 3rd, has no scheduled public hearings and will most likely be cancelled. He mentioned at their last meeting, the City Council approved the time extension for NuMed Partners to obtain their state-issued cannabis dispensary license for 818 W. Lincoln Highway.

Mr. Olson stated Old Navy is looking to open this coming Wednesday (April 21) and Harbor Freight Tools is planning a soft opening at the end of May, with an official opening in June. He added that Isaac Executive Suites, a project by Pappas Development, should be completed within 3-4 weeks.

G. ADJOURNMENT

Mr. McMahon motioned to adjourn, Mr. Becker seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:14 PM.
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT
May 13, 2021

TO: DeKalb Planning and Zoning Commission
FROM: Dan Olson, Principal Planner
RE: 400-444 E. Hillcrest Dr. – special use permit for apartment units above the ground floor (Four Forty Four, LLC represented by Charles J. Shepard)

I. GENERAL INFORMATION

A. Purpose
   Allow for 17 apartment units above the ground floor

B. Location/Size
   400-444 E. Hillcrest Dr./4.4 acres

C. Petitioner
   Four Forty Four, LLC represented by Charles J. Shepard

D. Existing Zoning
   “LC” Light Commercial District

E. Existing Land Use
   Business and Professional Offices

F. Surrounding Zoning and Land Use
   North: “TFR”; Two-Family Residential
   South: “SFR2”; Cemetery, Single-Family
   East: “SFR2”; Single-Family Residential
   West: “MFR1” and “LC”; Multi-Family Residential, Commercial

G. Comprehensive Plan Designation
   Commercial
II. BACKGROUND AND ANALYSIS

The petitioner, Four Forty Four, LLC represented by Charles Shepard, is requesting approval of a special use permit for dwelling units above the ground floor for the buildings at 400 E. Hillcrest Dr. and 444 E. Hillcrest Dr. The 4.4-acre site is zoned “LC” Light Commercial District and dwelling units above the ground floor is a special use when there are commercial uses on the ground floor. A total of 17 apartment units are proposed with 14 one-bedroom units and three two-bedroom units. In the smaller 400 building there will be seven 1-bedroom apartment units and one 2-bedroom unit, with 800 and 900 sq. ft. floor sizes respectively. The 444 building will contain seven 1-bedroom units and two 2-bedroom units, with floor sizes of 675 and 975 sq. ft. The petitioner has indicated in their supporting documentation that rents will vary from approximately $950 to $1150 per month. Floor plans for both buildings are provided in the Commission’s agenda packet. The buildings offer nice open space views to the south and west.

The two buildings were constructed in the 1980’s. The current owner purchased the property in 2011 and has performed several improvements over the years including a new roof, resurfacing of the parking lot, new siding/painting and interior work. The petitioner indicates they have been only been able to obtain an occupancy rate of 55%-61%. There are currently two tenants on the upper floors that the owner will work with to re-locate elsewhere in the buildings.

The applicant has reached out to a residential real estate specialist in the area who indicates there is a need and demand for the type of dwelling units proposed. In addition, Denise Weinmann of RVG Commercial in DeKalb notes that office absorption in DeKalb has been very slow to recover. The 2020 COVID guidelines forced many employees to begin working from home and this trend is expected to continue. Despite landlords offering lower lease rates and attractive incentives, the inventory of available office units remains high.

The surrounding area contains a mix of single-family, two-family, multi-family, commercial and open space. Duplexes exist to the north along E. Hillcrest Dr. from the Kishwaukee River to Sycamore Road. To the east are single-family homes across Sycamore Road and to the south and west is St. Mary’s Cemetery, the Kishwaukee River and Hillcrest Place Apartments. Various commercial uses also exist to the west along E. Hillcrest Dr.

The existing parking lot contains 133 spaces including seven handicap spaces. The number of required parking spaces is 89 per the Unified Development Ordinance (UDO). The 17 apartment units will require 29 spaces, based upon 14 (1) bedroom units (14 x 1.5 = 21 spaces) and 3 (2) bedroom units (3 x 2.5 = 7.5 spaces). The remaining office space will be 18,000 sq. ft. which will result in 60 required spaces (1 space per 300 sq. ft.). There is a total of seven handicap spaces, however five do not have the appropriate signage per the Illinois Accessibility Code. Staff is recommending the handicap spaces contain signage per the Accessibility Code and the Municipal Code prior to occupancy of any apartment unit. The petitioner has agreed to this condition.
III. STANDARDS OF A SPECIAL USE

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

The proposed apartment units comply with all regulations of the “LC” Light Commercial District and the UDO. Adequate parking will be provided to accommodate the existing office space and the proposed apartment units. There are 133 parking spaces provided on-site and 89 spaces are required per the UDO. A condition is included with the recommendation that will require compliance with the Illinois Accessibility Code and Municipal Code related to the handicap spaces on the site.

2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. The surrounding area contains a mix of single-family, two-family, multi-family, commercial and open space. Duplexes exist to the north along E. Hillcrest Dr. from the Kishwaukee River to Sycamore Road. To the east are single-family homes across Sycamore Road and to the south and west is St. Mary’s Cemetery, the Kishwaukee River and Hillcrest Place Apartments. Various commercial uses also exist to the west. The proposed special use is compatible with the surrounding land uses.

3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding area is already developed with two-family residential to the north, multi-family and commercial to the west, single-family residential to the east and a cemetery and open space so the south.

The City Engineer has reviewed the proposal and given the current volume of traffic and design of E. Hillcrest Dr., traffic impacts from the apartment units would be negligible, especially since the units will be replacing office space. Existing improvements along E. Hillcrest Dr., in particular the existing double left turns lanes at Sycamore Road, are more than adequate to handle any additional traffic.

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

Adequate utilities and drainage are already provided for the subject site. There will not be any additional impervious surface added with the proposed special use. There is excess
parking provided on the subject site to accommodate the proposed apartments and remaining office space.

5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.

The proposed special use will not be detrimental to the permitted developments and uses in the "LC" District and will be compatible with the surrounding area. The proposed special use will provide 17 new apartment units that are needed in the market. Approval of the special use will allow two commercial buildings at a prominent intersection in the City to have an adaptive re-use for the upper floors so the property can continue to thrive and generate additional property taxes. A condition is included with the recommendation that will require compliance with the Illinois Accessibility Code and Municipal Code related to the handicap spaces and signage on the site.

IV. PUBLIC INPUT

The City received a Citizen Response Form from Steve and Rhonda Rasmusson of 809 Woodlawn Dr. indicating support for the proposal.

The City also received was an e-mail from Elisa Hofmann who along with her husband own the duplex units at 409-413 and 417-419 E. Hillcrest Dr. The e-mail notes opposition to the project based upon traffic, parking and noise. A response from staff was provided to Ms. Hofmann mentioning the City Engineer has reviewed the proposal and noted traffic impacts from the apartment units will be negligible. In addition, a total of 44 extra parking spaces are provided on-site and there will be no additional noise generated beyond what already exists in the area.

Finally, we received an e-mail from Curt Haralson owner of the duplex at 447-449 E. Hillcrest Dr. Mr. Haralson had questions regarding traffic, parking and snow storage. Staff responded back to the questions.

A copy of the Citizen Response Form and e-mails are provided in the Commission’s agenda packet.
V. RECOMMENDATION

Sample Motion:

Based on the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission recommend to the City Council approval of a Special Use Permit to allow dwelling units above the ground floor for the buildings at 400 E. Hillcrest Dr. and 444 E. Hillcrest Dr. subject to the aerial image/site plan dated 5-13-21 labeled as Exhibit A to the staff report and subject to the following conditions:

1. There shall be no more than 17 apartment units on the subject site.

2. All handicap parking spaces and signage on site shall be brought into compliance with the Illinois Accessibility Code and Municipal Code prior to occupancy of any dwelling unit.
Parking Requirement:
14 (1) bedroom units x 1.5 = 21 spaces
3 (2) bedroom units x 2.5 = 7.5 spaces
18,000 sq. ft. - office = 60 spaces
89 required parking spaces
133 provided parking spaces
The two buildings that I am requesting special use zoning for were constructed in the middle to late 1980's. At that time, Country Companies was the principal tenant in the 444 building with a few smaller tenants on the Hillcrest street level. The 400 building had an orthodontist practice, insurance and title companies as primary tenants, all of whom have now retired. When Country Companies moved out, the building and site started to deteriorate rapidly due to lack of monies being spent on necessary maintenance.

When I purchased the property in 2011, I began a program of large expenditures to install new single-ply roofs, new asphalt parking lots and new siding and paint. In addition, when a new tenant was secured, I gutted and rebuilt their individual space to bring it up to today's standards. Unfortunately, these efforts have still only netted an occupancy rate of 55% - 61%. There just doesn't seem to be enough need for office space.

The properties across Hillcrest Drive are duplex buildings, across State Rte. 23 are single family homes and to the south and west is St. Mary's Cemetery, the Kishwaukee River and views all the way to NIU's Engineering and Business buildings. I propose to use the top floors of each building for 1 and 2 bedroom apartment units. The 400 building will have seven 1-bedroom and one 2-bedroom apartments, 800 and 900 sq. ft. respectively. The 444 building will have seven 1-bedroom and two 2-bedroom apartments, 675 and 975 sq. ft. respectively. Rents will vary by size and views, approximately $950 to $1150 per month. There is an excess amount of parking (133 stalls) to easily accommodate the requirem for the remaining commercial (18,000 sq. ft. @ 60 stalls) and 29 (14 x 1.5 plus 3 x 2.5) to fulfill the apartment requirements. Code requires 89 stalls. The views and site layout are spectacular to the south and west and are very parklike.

Linda Tillis, Real Estate Specialist with Century 21 Elsner, assures me that there is a need and demand for this product.

I request your input and approval and am available to answer any questions.
PROPOSED 3 DWELLING UNIT:
1 ONE BEDROOM UNIT & 2 TWO BEDROOM UNIT

SECOND FLOOR PLAN - 444 BUILDING

PROPOSED SECOND FLOOR:
444 HILLCREST
DEKalB, ILLINOIS 60115

Sheet A2
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, May 17, 2021 at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by Four Forty Four, LLC represented by Charles J. Shepard requesting approval of a special use permit for dwelling units on the top floors of the buildings at 400 E. Hillcrest Dr. and 444 E. Hillcrest Dr. A total of 17 apartment units are proposed with 14 one-bedroom units and three two-bedroom units. The subject site has Parcel Identification Numbers (PIN’s) of 08-14-376-015, 08-14-376-018, 08-14-376-019, 08-14-376-013, 08-14-376-009, 08-14-376-010 and 08-14-376-014 and is zoned “LC” Light Commercial District.

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, May 17, 2021, by e-mail to dan.olson@cityofdekalb.com or the Online Public Comment Submission Form at https://www.cityofdekalb.com/FormCenter. Further information regarding the petition is available from the Community Development Department at (815) 748-2070 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
SPECIAL USE PERMIT PETITION

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

FROM: Petitioner Name(s): Charles J. Shepard
Petitioner’s Representative: Same
Mailing Address: 2400 Coltonville Road, Sycamore, IL 60178

Property Owner: Four Forty Four LLC
Mailing Address: 2400 Coltonville Road, Sycamore, IL 60178

Phone: 815-739-0801
Email: LCAPSHEP@COMCAST.NET

1. The petitioner hereby petitions the City of DeKalb to approve a Special Use Permit for the following property:

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

<table>
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<th>08-14-376-015</th>
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B. Street Address or Common Location: 400/444 E. Hillcrest Drive, DeKalb, IL 60115
C. Size of Property (square feet or acres): See attached survey
D. Existing Zoning: LC - Light Commercial
E. Proposed Special Use: Residential apts. on top floors with existing office/commercial to remain on lower floors
F. Proposed Use and Description: On a separate document, describe the proposed use’s characteristics. Also, indicate whether or not the proposed use would: a) Prevent development and use of neighboring property; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public’s health, safety, and welfare; and e) be in conformance with all elements of the “UDO,” Unified Development Ordinance

Updated: 9/2019
2. The petitioner hereby submits the following information:

☑ Vicinity map of the area proposed for the special use
☑ Petition fee ($500.00)
☑ 3 full size copies and an electronic copy on a disk of a site plan, which must show the following items (per the requirements of Article 14.03.03 of the UDO):
  ☑ Property dimensions
  ☑ Location and use of proposed structures
  ☑ Number and location of parking spaces and loading area
  ☑ Location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses
  ☑ Location, type, and height of fencing or walls
  ☑ Location and width of driveways and curb cuts; internal traffic patterns
  ☑ Floor area (square footage)
  ☑ Location of exterior lighting
  ☑ Location, type, and height of signage
  ☑ Direction of storm water flow, location of detention area

(Note to Petitioner: A site plan for a special use permit is intended to be a schematic plan only. All plans must eventually conform to other City standards prior to the issuance of any building permits or other permits.)

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: April 16, 2021
  Those in attendance: Dan Olson, Chuck Shepard

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

4. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission’s agenda only if it is completed in full and submitted in advance of established deadlines.

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

[Signature]
Petitioner Signature
April 23, 2021
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 Special Use Permit petition as described above (petitioner must sign if they are the owner).

[Signature]
Managing Member
Property Owner Signature
April 22, 2021
Date

Updated: 9/2019
400-444 E. Hillcrest Dr. - Special Use Permit
Citizen Response Form

Owners Name: [Handwritten Name]

Property Address: 809 Woodlawn Dr, Dekalb

Basic Input:

☐ I support the proposal.
☐ I support the proposal in general but would like to see specifics before I decide.
☐ I do not support the proposal.

Written Comments:

Hope it works out well for the City.
Thank you for your prompt reply Mr Olson.

Elisa

Get Outlook for iOS

From: Olson, Dan <Dan.Olson@CITYOFDEKALB.com>
Sent: Tuesday, May 11, 2021 10:38:20 AM
To: Elisa Hofmann
Subject: RE: 400 and 444E Hillcrest Dr apt proposal

Elisa,

Thanks for your e-mail. A copy will be provided to the Planning and Zoning Commission and petitioner. I wanted to respond to your comments and hope it will address some of your concerns.

1. The City Engineer has reviewed the project and given the current volume of traffic and design of Hillcrest Dr., traffic impacts by the apartment units would be negligible, especially since the units will be replacing office space. Existing improvements along Hillcrest Dr., in particular the existing double left turns lanes at Sycamore Road, are more than adequate to handle any additional traffic.

2. There is a total of 133 parking spaces on the lot and there will be 89 parking spaces required for the apartments and remaining office space based upon the City’s Ordinances. There will be 44 extra parking spaces on the lot so there will be no need to park off-site.

3. There will be no additional noise generated than what already exists in the area. The apartments will be replacing former office space on the upper levels.

Thanks again for your comments and if you have any questions, please let me know.

Dan Olson, AICP | Principal Planner
City of DeKalb | 164 E. Lincoln Highway | DeKalb, IL 60115
Phone: 815-748-2361
Email: dan.olson@cityofdekalb.com | Website: www.cityofdekalb.com
Dear Mr. Olson,

Thank you for notifying us about the proposed 17 apartment units at 400 and 444 E Hillcrest Dr. My husband and I (titled as Hofmann, Elisa A Declaration of Trust) have owned two duplex buildings (4 apt units—409, 413, 417, and 419) across the street since 2012. Each unit has three bedrooms. We are opposed to the proposed development because granting the permit and leasing the 17 units would:

1) increase traffic and accidents on East Hillcrest Dr which is already a busy thoroughfare and a school bus route;
2) create parking disputes if the tenants from 400 or 444 or their guests park in our tenant' exterior spaces; and
3) increase the noise level in a family-oriented neighborhood

Thank you for your consideration, and please let me know if you have any questions.

Sincerely,

Elisa A Hofmann
DBA D&P Enterprises

Disclaimer: This is a transmission from the City of DeKalb that is confidential and proprietary. If you are not the intended recipient, copying or distributing the contents of this message is expressly prohibited. If you have received this message in error, please destroy it and notify the City immediately. This email is the property of the City of DeKalb and the City reserves the right to retrieve and read any message created, sent or received, including the right to monitor messages of City employees or representatives at any time, without notice. Freedom of Information Act Requests should be submitted on the City’s website at http://www.cityofdekalb.com/.
Thank you Dan -

I appreciate it.

Curt

On Thu, May 13, 2021, 9:58 AM Olson, Dan <Dan.Olson@cityofdekalb.com> wrote:

Curt,

Thanks for your e-mail.

The City Engineer has reviewed the project and given the current volume of traffic and design of Hillcrest Dr., traffic impacts by the apartment units (17) would be negligible, especially since the units will be replacing office space. Existing improvements along Hillcrest Dr., in particular the existing double left turns lanes at Sycamore Road, are more than adequate to handle any additional traffic.

There is a total of 133 parking spaces on the lot and there will be 89 parking spaces required for the apartments and remaining office space based upon the City’s Ordinances. There will be 44 extra parking spaces on the lot so there will be plenty of extra space for the storage of snow.

I will forward a copy of your e-mail and my response to the Planning and Zoning Commission and the petitioner.

If you have any other questions, please let me know.

Dan Olson, AICP | Principal Planner
Good morning -

Regarding the petition to the DeKalb Planning and Zoning Commission to convert 17 apartment units at 400 E. Hillcrest Dr and 444 E. Hillcrest Dr:

I own the duplex building on the corner, at 447/449 E. Hillcrest Dr. We could support the proposal if the below can be and are effectively addressed.

- Ingress-egress is already difficult as this is a very busy corner without the extra traffic flow. We have a handicapped tenant and there is concern this could inhibit the response time of emergency vehicles.

- Does the property (400-444) allow for adequate parking? We understand there should be at least two parking spaces allocated per unit as well as guest parking. The guests at our units are told they should be parking across the street on that property as the city did not allow for adequate parking at these multi-unit properties, which makes it appear there may not be adequate parking there. This will also add complications to the traffic flow at that corner.

- Are there plans for the snow with vehicles parked all around when we have winters with accumulated snow? This may make visibility at that corner more hazardous. Please consider...
what they would do with the vehicles so that the lot could be properly cleared.

We appreciate the opportunity to contribute. Please keep in touch.

Thank you -

_Curt Haralson_

_(331)305-4369_

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