AGENDA
Planning and Zoning Commission
May 22, 2019
6:00 PM

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES
   1. April 3, 2019

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

E. NEW BUSINESS
   1. Concept Plan Review – Request by Pappas Development, LLC, for review of a Concept Plan (Sketch Plan) for a proposed mixed-use project on a three-acre site located along the east side of North 4th Street between Locust Street and Oak Street, commonly known as the Mooney Property.

F. REPORTS

G. ADJOURNMENT
TO: DeKalb Planning and Zoning Commission
FROM: Dan Olson, Principal Planner
RE: Sketch Plan (Concept Plan) – Mooney Property

I. GENERAL INFORMATION

A. Purpose
   Review of a Sketch Plan (Concept Plan)

B. Location/Size
   East side of N. 4th St., between Oak St. and Locust St./approx. 3.0 acres

C. Petitioner
   Pappas Development, LLC

D. Existing Zoning
   “LI” Light Industrial District

E. Existing Land Use
   Vacant Building, Automotive Body Repair

F. Proposed Land Use
   Two 4-story mixed-use buildings and associated parking

G. Surrounding Zoning and Land Use
   North: RC-1, LI; Parking Lot, Single-Family Residential, Two-Family Residential, VFW
   South: CBD and LI; Church, Commercial, Park
   East: LI; Various Commercial
   West: CBD; Various Commercial

H. Comprehensive Plan Designation
   Commercial
II. BACKGROUND AND ANALYSIS

The applicant, Pappas Development LLC., is proposing a mixed-use project on a three-acre site located along the east side of N. 4th Street between Locust Street and Oak Street, commonly known as the Mooney property. On March 22, 2019, the applicant and property owner entered into a 90-day purchase and sale agreement for the site. The three-month due diligence period allows the applicant to determine if it is advantageous to proceed to a closing and the redevelopment of the property. The subject site currently contains a building that was the home to the former Mooney Chevrolet Car Dealership. The applicant proposes to raze the former dealership building, mitigate known environmental problems, and construct two, 4-story mixed-use buildings at 56,000 sq. ft each. Each building and will include 40 apartment units with 22 two-bedroom units and 18 one-bedroom units. There will be approximately 12,000 sq. ft. of total ground level commercial space between the two buildings. Each building will include amenities such as a hospitality room, fitness center and outdoor terraces. In addition, ten percent of the apartment units will be handicap accessible.

The building has been vacant since 2012, when the dealership moved to Sycamore. The dealership’s collision center remains on the site along Oak St. and would be demolished also. The site is currently zoned “LI” Light Industrial and the 2005 Comprehensive Plan indicates Commercial for the site. The proposed Concept Plan addresses many of the goals of the DeKalb City Center Plan and Downtown Revitalization Plan in relation to enhancing the downtown area with mixed-use developments and improving gateways into the downtown area. As the plan and building architecture further develops, the recommendations from the 2011 Downtown Design Guidelines will be looked upon for guidance. It’s anticipated the developer would seek Planned Development zoning as they would go onto the next step in the process.

The Conceptual Plan shows parking for 177 parking stalls provided on the site. Based upon the bedroom count and estimated gross square footage for commercial uses, the estimated number of required parking spaces per the UDO would be about 212. There will be a need for some parking relief as the applicant moves forward with the zoning petition and as more detailed plans are developed. For commercial space, a net floor area is used for parking purposes and storage areas, mechanical rooms and restrooms are not counted in the square footage calculation. In addition, based upon the number of handicap accessible units and parking experience from the Cornerstone development, there should be justification for a required parking reduction.

Full access points are proposed off N. 4th St. and Oak St. The proposed access locations are adequate and will reduce the number of access points that currently exist. An additional access should be considered to Locust St. Conceptual building renderings were provided and three different options for the building’s colors were provided. Once the project moves forward, more detailed plans would be required to be submitted including Landscaping and Lighting Plans as well as Engineering Plans showing utility locations along with grading and stormwater details.
On May 13, 2019, the City Council considered a request for the developer for TIF financing to assist in the redevelopment of the site as proposed on the Concept Plan. The estimated project cost is $13,875,000 and the preliminary TIF request is 3,000,000 or 21.6% of the project cost. No vote was taken; however the Council’s consensus was to move forward with a preliminary development incentive agreement with the developer. As a reminder to the Planning and Zoning Commission, TIF financing is a decision by the City Council and is not under the purview of the Commission.

The Unified Development Ordinance (UDO) allows for review by the Planning and Zoning Commission of a Sketch Plan (Concept Plan) for any project intending to rezone to the Planned Development category. The purpose of the Sketch Plan (Concept Plan) review is to allow the applicant to present and explain the proposed improvements and let the Planning and Zoning Commission and the public to ask questions and provide comments. There is no official action being requested from the Commission, just feedback regarding the proposal. If the project goes forward the applicant will be required to submit a re-zoning application, development plans and other supporting documents to the City prior to any construction commencing on the property. A public hearing would also be required in front of the Commission who would forward a recommendation to the City Council for final action.

III. RECOMMENDATION

Review and provide comments to the applicant regarding the Sketch Plan (Concept Plan).
May 9, 2019

Dear Property Owner:

The DeKalb Planning and Zoning Commission will consider a request by Pappas Development, LLC for review of a Concept Plan (Sketch Plan) for a proposed mixed-use project on a 3 acre site located along the east side of N. 4th Street between Locust Street and Oak Street, commonly known as the Mooney property. The plan proposes the construction of two, 4-story mixed-use buildings at 56,000 sq. ft each. Each building and will include 40 apartment units with 22 two-bedroom units and 18 one-bedroom units and approximately 10,000 sq. ft. of ground level commercial space. Each building will include amenities such as a hospitality room, fitness center and outdoor terraces.

The DeKalb Planning and Zoning Commission will review the Concept Plan at its regular meeting on Wednesday, May 22, 2019 at 6:00 p.m. The meeting will be at the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. As a property owner within 250 feet of the above-mentioned property, you are encouraged to attend this meeting to learn about and comment on the proposal.

You may also submit written comments regarding the request on the enclosed comment sheet by mail to the address listed above, or by e-mail to danolson@cityofdekalb.com. All comments will be shared with the Commission. Also enclosed is an aerial photo of the site, Concept Plan, and an architectural rendering of the buildings.

If you have any questions about this request, please feel free to contact the Community Development Department at (815) 748-2361.

Sincerely,

Dan Olson
Principal Planner

Enclosures

CC: Mayor and City Council
    City Manager
    Planning and Zoning Commission
Mooney Property – Subject Site Aerial
Mooney Property - Concept Plan and Color Rendering Options