

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
January 4, 2021

The Planning and Zoning Commission held a meeting on January 4, 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: Ron Klein, Steve Becker, Trixy O'Flaherty, Vice Chair Christina Doe and Chair Max Maxwell. Commission member Jerry Wright arrived at 6:02PM. Bill McMahan 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 January 4, 2021, agenda as presented. Mr. Becker motioned to approve the agenda as presented. Mr. Klein seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. December 7, 2020 – Chair Maxwell requested a motion to approve the December 7, 2020, minutes as presented. Ms. O'Flaherty motioned to approve the minutes as presented. 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

1. **Public Hearing** – A petition by Nehring Electrical Works Company, represented by Scott Dillon, requesting a special use permit to allow a parking lot as a principal use when located within 300 feet of the use served and requesting variances regarding parking setbacks for the property located at 1030 E. Locust Street (southwest corner of E. Locust St. and N. 11th St.)

Scott Dillion, representing Nehring Electrical Works Company, advised they produce wire and cable products and are one of the last wire mills in the Midwest. He noted Nehring Electrical Works Company has approximately 150 associates and 300,000 sq. ft. of building space.

Mr. Dillion advised Nehring Electrical Works Company has expanded operations significantly over the years and currently operates out of seven buildings. He stated due to the continued expansion, they have been lacking adequate parking for their employees and visitors. He advised Nehring Electrical Works Company's main parking lot has approximately 40 spaces and is unable to accommodate the 70 employees on the first shift, visitors, and deliveries. He noted the addition of the proposed parking lot would help alleviate many of their parking problems.

Principal Planner Dan Olson went through the staff report dated December 31, 2020. He advised the property is currently zoned "SFR2", which requires a special use to have a parking lot as a principal use when located within 300 feet of the use served. He mentioned, along with the special use, variances are requested regarding setbacks.

Mr. Olson said the subject property was demolished in 2012, which was the same year Nehring Electrical Works Company purchased the lot. He stated Nehring did have additional parking across the street from the subject site, but it is currently being used to store large electrical wire spools. He noted the spools were originally stored off 7th Street but were moved to the current location at the City's request. He noted to make up for the lost parking, Nehring Electrical Works Company planned on developing the subject site into a parking lot.

Mr. Olson advised the parking lot would be one-way with the entrance being off Locust Street. He said traffic would exit into the alley and onto 11th Street or 10th Street. He noted there will be approximately 65 parking spaces in total with 20 parking spaces on the subject lot and 45 in their current lot. He mentioned these lots will be used to accommodate Nehring's 150 employees, which include 70 employees on the first shift and 40 on the second and third shifts. He added there is street parking in the area as well to accommodate any overflow.

Mr. Olson stated Nehring Electrical Works Company will be required to install a 6-foot-high wooden privacy fence along the west side of the parking lot. He added parking lots have a required 10-foot setback from adjoining street right-of-ways, but the petitioner is requesting a variance to this requirement. He noted there will be no setback along Locust Street and 11th Street, but the

required 5-foot landscape setback will be maintained along the western property line.

Mr. Olson advised the parking lot meets the UDO design requirements for parking lots regarding drive aisle and parking space widths. He noted the minimum drive aisle width is 12.5 feet, but the petitioner is proposing 17 feet to accommodate delivery trucks backing up into the loading docks across Locust St.

Mr. Olson noted there will be no additional lighting added to the parking lot. He advised there is street lighting already established in the area that will accommodate the parking lot.

Mr. Olson mentioned the proposed parking lot would not be a detrimental to the neighborhood. He said the surrounding properties are a mixture of commercial, single-family, and two-family residences.

Mr. Olson advised staff recommend limits to the size and weight of vehicles parked or staged in the proposed lot, as well as installing signs displaying the weight restrictions. He noted the parking lot will have to be paved within six months of approval and the 6-foot-high privacy fence would have to be installed prior to the parking lot being used.

Mr. Olson stated no comments were received from the public prior to the hearing.

Chair Maxwell gave the public an opportunity to speak. There was none.

Chair Maxwell gave Commission members an opportunity to speak.

Mr. Klein advised he drove by the property and supports the proposal. He advised it will open street parking for nearby residents and keep delivery vehicles from blocking the street.

Mr. Becker questioned how their delivery vehicles are currently accessing the loading docks. Mr. Dillion responded their delivery trucks have been using 11th Street to back into the loading docks, but it has been difficult. He said he has been working with the City to locate a staging area for their vehicles.

Ms. O'Flaherty advised she lives on N. 9th Street and knows how difficult it is for trucks to navigate that area. She said the new parking lot will greatly help with deliveries and staging.

Chair Maxwell questioned if the new fence would cause any visibility issues in the alley or Locust Street. Mr. Olson advised the fence will have a 10ft setback

from the alley and 12ft setback from Locust Street and will not cause a visibility issue.

Chair Maxwell asked if a “left turn only” sign could be added on the south end of the parking lot in order to direct all traffic to exit onto 11th Street. Vice Chair Doe agreed a sign should be installed for a “left turn only” exit from the parking lot to keep the alley from being blocked and to protect anyone playing in the adjacent Kishwaukee Kiwanis Park.

Ms. O’Flaherty moved the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a Special Use Permit to allow a parking lot as a principal use when located within 300 feet of the use served for the subject property as shown on the attached parking lot layout plan dated 12-17-20 labeled as Exhibit A, subject to the following conditions:

1. No trucks or semi-trailers five (5) tons or larger shall be parked or staged on the subject property, except for the maneuvering of trucks or semis onto the site from E. Locust St. for loading/unloading associated with the principal use located at 1007 E. Locust St. Signage shall be placed on the property indicating the weight restriction per the approval of the City Engineer.
2. The parking lot shall be paved per the standards in the UDO and per Exhibit A within six (6) months after approval of the special use permit.
3. Parking blocks and a 6-foot-high privacy fence as shown on Exhibit A shall be permitted, installed, and inspected prior to any parking on the subject site.
4. A left turn only sign shall be installed at the south end of the parking lot to direct traffic to exit onto the alleyway towards 11th Street.

Mr. Klein seconded the motion.

A roll call vote was taken. Mr. Klein – Yes, Ms. O’Flaherty – Yes, Mr. Becker – Yes, Mr. Wright - Yes, Vice Chair Doe – Yes, Chair Maxwell – Yes. Motion Passed 6-0-1. Mr. McMahon was absent.

Mr. Klein moved the Planning and Zoning Commission approve a variance to Article 12.03(6) of the Unified Development Ordinance to reduce the minimum front yard parking setback from 10 feet to 0 feet along E. Locust St. and N. 11th

St. for the subject property as shown on the parking lot layout plan dated 12-17-20 labeled as Exhibit A.

Mr. Wright seconded the motion.

A roll call vote was taken. Mr. Klein – Yes, Ms. O’Flaherty – Yes, Mr. Becker – Yes, Mr. Wright - Yes, Vice Chair Doe – Yes, Chair Maxwell – Yes. Motion Passed 6-0-1. Mr. McMahon was absent.

F. REPORTS

Mr. Olson mentioned on December 14, 2020, the City Council approved the Safe Passage rezoning and preliminary development plan unanimously. He added City Council approved the plats for the Theisen Resubdivision and Chicago West Business Center site.

Mr. Olson advised the next Planning and Zoning Commission Meeting will be on Tuesday, January 19 due to Martin Luther King Jr. Day falling on Monday, January 18.

Mr. Olson thanked Christina Doe for her service to the Planning and Zoning Commission over the last 10 years, as this will be her last Commission meeting. The Commission members thanked Christina for her service. Mr. Olson noted Maria Pena-Graham will be joining the Planning and Zoning Commission at the next meeting and a Vice Chair will have to be appointed.

G. ADJOURNMENT

Vice Chair Doe motioned to adjourn, Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:32 PM.