

MINUTES  
CITY OF DEKALB  
**PLANNING AND ZONING COMMISSION**  
April 8, 2020

The Planning and Zoning Commission held a Meeting on April 8, 2020, at the City of DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. Chair Max Maxwell called the meeting to order at 6:05 PM.

Chair Maxwell stated he wanted to thank everyone for being here tonight, including Commission members who are attending remotely and for those who are watching on Channel 14 or streaming live. He referenced the Governor's Executive Order in March that allows Commission members to participate remotely. He said member Chris Doe will be joining the meeting remotely by calling in and mentioned for those attending the meeting the room has been set up to meet the CDC recommended distancing guidelines and the Executive Order from the Governor.

A. ROLL CALL

Recording Secretary Aaron Walker called the roll. Planning and Zoning Commission members present were: Chair Max Maxwell, Steve Becker, Ron Klein, and Trixy O'Flaherty. Vice Chair Christina Doe attended the meeting remotely by an audio conference call. Commissioners Jerry Wright and Vicki Buckley were absent. Principal Planner Dan Olson was present representing the City.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the April 8, 2020, agenda as presented. Mr. Klein 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. March 4, 2020 – Chair Maxwell requested a motion to approve the March 4, 2020 minutes as presented. Vice Chair Doe noted two corrections on pages one and three regarding the incorrect referencing of Chair Maxwell which should have been Vice-Chair Doe. Mr. Becker motioned to approve the minutes with the corrections noted. Mr. Klein 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** – Petition by Ventus Tech Services LLC for the annexation, rezoning, and conceptual site plan approval for approximately 505 acres of property generally located east of State Route 23 and south of Gurler Road.

Chair Maxwell noted the public hearing for the Petition by Ventus Tech Services LLC would be continued until April 22, 2020, to ensure all relevant plans and plats would be included with the petition. He said If there is anyone in the audience from the public who wants to speak, we can take their comments. There was none. He asked the Commission for a motion to continue the hearing.

Mr. Klein moved the Planning and Zoning Commission continue the public hearing for Ventus Tech Services, LLC to Wednesday, April 22, 2020 at 6:00PM in the City Council Chambers in the DeKalb Municipal Building located at 200 S. Fourth Street, DeKalb, IL.

Mr. Becker seconded the motion.

A roll call vote was taken. Mr. Becker – yes, Mr. Klein – yes, Ms. Doe – yes, Ms. O’Flaherty – yes, Chair Maxwell – yes. Motion was passed 5-0-2. Ms. Buckley and Mr. Wright were absent.

2. **Public Hearing** – Petition by B33 Northland Plaza LLC for approval of amendments to Ordinance 2019-004 and to waive provisions from Articles 5, 9, 10, and 12 of the UDO regarding building and parking setbacks, maximum site coverage, lots having to front on a public street, and to permit existing utility connections and other approvals as required in association of approval of the Final Plat of Northland Plaza Third Resubdivision located within the address range of 2420-2572 Sycamore Road.

Kevin Buick, attorney representing B33 Northland Plaza, LLC, advised Bridge 33 Capital is a Seattle based commercial firm that has owned the subject property for some time. He advised in January of 2019, B33 Northland Plaza LLC had petitioned for a second resubdivision, which created an additional lot within the shopping center to allow for a new tenant, Planet Fitness. He stated Planet Fitness requires ownership of the property they are operating in. Mr. Buick said Northland Plaza is currently a two-lot subdivision and are proposing to create a total of 8 lots.

Mr. Buick noted Lot 1 would include the large building on the east side of the shopping center, Lot 2 would be Planet Fitness, Lot 3 would include the Egg Haven building, Lot 4 would include the Panera Bread building, Lot 5 would be the detention pond, Lot 6 would include the Panda Express building, Lot 7

would include the Buffalo Wild Wings Building, and Lot 8 would include the building at the southwest corner of the shopping center.

Mr. Buick stated the shopping center would continue to operate as a cohesive body. He advised the resubdivision would allow the buildings to be sold separately if required and noted this is the most common arrangement for shopping centers.

Mr. Buick advised the amendments to the Planned Development will accommodate the requested provisions. He noted the Planned Development has restrictions on setbacks, which would be impossible to meet with the proposed resubdivision because the buildings are already in place. He advised Article 9 of the UDO requires lots to front a public street. He noted Lot 2 and 7 would not meet this requirement with the resubdivision, however, they would still be accessible to a public street through the shopping center's reciprocal easement agreement (REA). Mr. Buick also mentioned there are waivers to Article 10 regarding utility extension and Article 12 regarding parking setbacks that are needed. Mr. Buick stated no new tenants are proposed with this petition, but it will set up the shopping center for future investments.

Principal Planner Dan Olson went through the staff report dated April 3, 2020. Mr. Olson advised the exterior setbacks of the shopping center will be maintained. He stated only the internal setbacks within the shopping center will have to be amended. He noted maintenance of the shopping center will still be maintained through the REA, even if the lots are divided and sold to various investors.

Mr. Olson advised staff recommended approval of the petition and Exhibit A and described the proposed amendments.

Chair Maxwell gave the Commission members the opportunity to speak.

Chair Maxwell gave the public a chance to speak. There was none.

Mr. Klein moved that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of amendments to Ordinance 2019-004 and to waive provisions of the Unified Development Ordinance and approval of the Final Plat of Northland Plaza Third Resubdivision dated April 2, 2020, located along Sycamore Road subject to the amendments, waivers and conditions as indicated on Exhibit A in the staff report.

Ms. O'Flaherty seconded the motion.

A roll call vote was taken. Mr. Becker – yes, Mr. Klein – yes, Ms. Doe – yes, Ms. O’Flaherty – yes, Chair Maxwell – yes. Motion was passed 5-0-2. Ms. Buckley and Mr. Wright were absent.

F. REPORTS

Mr. Olson advised the next Commission meeting will be on April 22, 2020 and will include the continued petition by Ventus Tech Services LLC, a petition for a proposed cannabis dispensary to be located at 818 W Lincoln Hwy, and a text amendment to add data centers to the UDO.

G. ADJOURNMENT

Ms. O’Flaherty motioned to adjourn, Mr. Becker seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission adjourned at 6:19PM.