



DEKALB PLANNING AND ZONING COMMISSION AGENDA

March 1, 2021

6:00 P.M.

DeKalb Public Library
Yusunas Meeting Room
309 Oak Street
DeKalb, Illinois 60115

PLANNING AND ZONING COMMISSION MEETING

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](#).
- 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](#). 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
Join Zoom Meeting
<https://us02web.zoom.us/j/87217340584?pwd=bUF5OE9BSi85d1hUME90dEpZS0QyZz09>

Meeting ID: 872 1734 0584
Passcode: 263108
One tap mobile
+13126266799,,87217340584#,,,,*263108# US (Chicago)
- 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. February 16, 2021

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

E. NEW BUSINESS

1. **Public Hearing** – A petition by USCOC of Central Illinois LLC for approval of a special use permit for existing antennas and associated equipment on top of a 16-story building located at 507 E. Taylor Street to allow for an upgrade of communication equipment (US Cellular).
2. **Public Hearing** – A petition by the City of DeKalb to allow two-family or multi-family attached dwellings not meeting the minimum lot area requirements as a special use in the "TFR" and "MFR-1" Districts and to remove the allowance for multi-family dwellings not meeting the building height requirements to apply for a special use in the "MFR-2" District.

F. REPORTS

G. ADJOURNMENT

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
February 16, 2021

The Planning and Zoning Commission held a meeting on February 16, 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, Jerry Wright, Bill McMahon, Maria Pena-Graham and Chair Max Maxwell. Principal Planner Dan Olson was present representing the City of DeKalb.

B. ELECTION OF VICE-CHAIRPERSON

Chair Maxwell requested nominations for the position of Vice Chair of the Planning and Zoning Commission. Ms. O'Flaherty motioned to nominate Mr. McMahon. Mr. Klein seconded the motion to nominate Mr. McMahon. There were no other nominations. The motion to elect Mr. McMahon as Vice Chair of the Planning and Zoning Commission was approved by unanimous voice vote.

C. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the February 16, 2021 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.

D. APPROVAL OF MINUTES

1. January 19, 2021 – Chair Maxwell requested a motion to approve the January 19, 2021 minutes as presented. Mr. McMahon motioned to approve the minutes as presented. Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

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

None

F. NEW BUSINESS

1. **Public Hearing** – A petition by DeKalb Community Unit School District #428 requesting an amendment to the site plan approved by Ordinance 2020-015 which approved a special use permit for a private therapeutic day school on the subject site located at 900 E. Garden Street (former Chesebro Elementary School).

Tammy Carson, representing DeKalb CUSD #428, advised they will be moving a private therapeutic day school, Menta Group, to the former Chesebro School on the subject site. She stated along with the new tenant, there will be renovations to the property to include a new circle drive and 10 space parking lot off E. Garden Street. She mentioned the new parking lot will be primarily used for DeKalb CUSD #428 staff and Barb Food Mart patrons. Ms. Carson advised students and employees with the therapeutic day school will be accessing the property from E. Taylor Street and traffic from E. Garden Street will be limited.

Principal Planner Dan Olson went through the staff report dated 2-11-21. He advised the City of DeKalb previously approved a special use permit to allow a private therapeutic day school on the subject site. He noted the Menta Group is a non-profit social service organization that serves students with special needs that require varying levels of therapeutic support. He stated the School District reached out to Menta Group to open a school in the DeKalb area for children with disabilities. He mentioned, due to COVID-19, the project was put on hold since their approval last March. Mr. Olson said the Menta Group is temporarily operating out of 1600 E. Lincoln Hwy with 8-10 students on site and 25 remotely.

Mr. Olson stated the School District will be adding a one-way access drive and 10-space parking lot off E. Garden Street, but the main access will still be off E. Taylor Street. He advised all student and bus traffic will be from E. Taylor Street and the 10-space parking lot off E. Garden Street will be for School District staff, Barb Food Mart patrons, and visitors.

Mr. Olson mentioned four trees will be removed from the north side of the subject site to accommodate the parking lot and access drive. He noted along with the site improvements, the City Engineer advised a new water service line will be connected to the building and a fire hydrant will be installed southwest of the school building.

Mr. Olson stated there will be approximately 60-80 students, 25 Menta Staff members, and five School District staff on site during the week. He noted

operating hours would be Monday-Friday 8:30am to 2:00pm for students and 8:00am to 3:30pm for staff during the months of September through June. He added between June-August, the hours will be 8:00am to 12:00pm for students and 8:00am to 3:30pm for staff.

Mr. Olson mentioned twice a week on Wednesday, Thursday and two Sundays a month, there will be six to eight Barb Food Mart volunteers at the school who will park on the south side of the building. He said the Barb Food Mart will be open once a week on Thursday's from 3:30 PM to 6:30 PM. He stated twice a week, there will be a box truck delivering food to the Food Mart and will use the E. Garden Street entrance.

Mr. Olson advised a Citizen Response Form was received from Connie and Steve Boyden, of 821 Roosevelt Court, indicating they would like to see more specifics regarding the proposal before making a decision. They had concerns regarding the new access off E. Garden St. and drainage. Mr. Olson said City staff contacted the Boyden's and explained who would be using the access off Garden Street and noted a stormwater plan has been submitted to provide proper drainage per City regulations. He noted the Boyden's were pleased with the City's response.

Chair Maxwell gave the public an opportunity to speak.

Frances Clucas, of 405 S 9th Street, advised she had concerns with the new parking lot in the front. She stated she enjoys walking in the neighborhood and does not want to see a parking lot there. She added there has never been a lot of traffic off E. Garden Street and doesn't know why they need an additional parking lot. She questioned if the four trees that were being removed will be replaced.

Tammy Carson advised they received comments from other community members who had concerns regarding additional street parking on E. Garden Street when the school opens. She advised the parking lot will keep cars off E. Garden St., add handicap accessibility to the front of the building, as well as parking for the Barb Food Mart, School District staff, and visitors. She added, even prior to this project, the School District was planning on removing trees on the north side of the lot due to disease.

Ms. Clucas questioned if there will be any green space remaining on the north side of the property once the access drive and parking lot are added. Ms. Carson advised there will still be a large amount of green space between and on both sides of the access drive.

Ms. Clucas asked what happened to the bricks at the old playground (Barbland) that were dedicated to donators. Ms. Carson advised the playground is owned and managed by the Park District and they would have overseen the bricks. She mentioned she would contact the Park District and get back to Ms. Clucas.

Chair Maxwell gave Commission members an opportunity to speak.

Mr. Wright asked what the relationship is between the therapeutic school and the School District. Ms. Carson advised they have no vested interest in Menta Group; however, several DeKalb students are currently bused to their academy in Aurora. She stated by bringing Menta Group to DeKalb, they can keep their students in the community. She noted approximately 30-40 DeKalb students would be attending Menta Group and the property can accommodate approximately 80 students.

Mr. Wright inquired when the school will open. Ms. Carson advised renovations will begin on March 8th and continue until July 15th. She stated the school will look to open in August for students.

Ms. O'Flaherty moved the Planning and Zoning Commission recommend approval of an amended site plan approved by Ordinance 2020-015 in order to add an access drive from E. Garden Street, a 10-space parking lot on the north side of the building and other improvements as shown on the site plans dated 1-19-21 labeled as Exhibit A (3 sheets) prepared by Arc Design Resources, Inc. and the floor plan/dumpster enclosure plan dated 1-19-21 labeled as Exhibit B prepared by Richard L. Johnson Architects as provided in the staff report, and subject to the following conditions:

1. There shall be no student drop-off or bus traffic along the access drive from E. Garden Street. All school bus and student drop off shall occur along the south side off the subject site off E. Taylor Street.
2. The petitioner shall re-stripe the parking lot, resurface the sidewalks, replace the parking lot signage, screen the trash dumpster, provide a new fire service line and fire hydrant in compliance with the Municipal Code and as shown on Exhibits A and B.

Mr. Wright seconded the motion.

A roll call vote was taken. Mr. Klein – Yes, Ms. O'Flaherty – Yes, Mr. Becker – Yes, Mr. Wright - Yes, Mr. McMahon – Yes, Ms. Pena-Graham – Yes, Chair Maxwell – Yes. Motion Passed 7-0-0.

- 2. Public Hearing** – A petition by Midland Trust Company requesting approval of a zoning map amendment from the “HI” Heavy Industrial District to the “PD-I” Planned Development – Industrial District and the First Amendment to the Planned Development Agreement approved by Ordinance 2019-002 for a 36.34 acre site located along the north side of Gurler Road, approximately 500 feet east of S. 1st Street.

Jim Planey, owner of the subject site, advised the rezoning will offer more opportunities for development on the property, including the potential for a solar garden by SunVest Solar.

Principal Planner Dan Olson went over the staff report dated 2-11-21. He noted the subject property is split into 3 different lots. He advised City Council passed Ordinance 2019-002 in 2019 which conditionally approved the rezoning of the subject site from the “HI” Heavy Industrial District to the “PD-I” Planned Development Industrial District. He stated the rezoning was contingent upon the approval of a solar energy generation facility through the State within one year. He mentioned in January 2020, City council approved a Resolution granting a one-year extension per the request of the applicant. He added SunVest Solar did not receive approval in 2020 and the ordinance did not allow for any further extensions.

Mr. Olson mentioned the Mr. Planey desires to have more flexibility for lots 1 and 2, as the current agreement restricts lots 1 and 2 to a solar energy generation facility only. He stated the rezoning will allow more development options for lots 1 and 2, while still allowing a solar facility on any of the three lots.

Mr. Olson stated the amended development agreement will remove the one-year time limit for State approval of a solar facility, as well as allow a solar facility or any permitted or special use in the “HI” District on all three lots. He advised the preliminary plat and plans approved for the solar facility will remain valid for two years after approval with the ability for the City Council to grant a one-year extension.

Mr. Olson noted the City received a comment from Elizabeth Beller, representing Oak Properties located at 2805 S. 1st St. (west side of S. 1st St., across from Harvestore Dr.) indicating support of the rezoning.

Chair Maxwell gave the public an opportunity to speak.

Gary Lothson, owner of the neighboring property to the south, mentioned he attended the hearing for fact finding purposes and advised the City’s

Comprehensive Plan marked his property as residential and was wondering how that fits with a neighboring “HI” zoning. Mr. Olson advised the Comprehensive Plan is being updated in 2021 and would probably be removing many residential designations including to the south of the subject site.

Chair Maxwell gave the Commission an opportunity to speak.

Ms. O’Flaherty clarified the petition is mainly for a modification to the agreement which was already in place and will allow all three parcels to have the solar garden and the uses and special uses in the “HI” Heavy Industrial District.

Mr. Becker questioned if there is any activity at the State level regarding the solar garden. Bill French, with SunVest Solar, advised there are discussions going on at the State and noted the project was part of the Future Energy Jobs Act, which was successful, but all funding has already been allocated. He added the Act functioned on a lottery system, and unfortunately their project wasn’t chosen. He is hopeful the State will pass legislation to amend the Future Energy Jobs Act or create a similar program.

Mr. Klein moved the Planning and Zoning Commission recommend approval of a zoning map amendment from the “HI” Heavy Industrial District to the “PD-I” Planned Development – Industrial District for the subject site and the approval of the First Amendment to the Planned Development Agreement approved by Ordinance 2019-002 as indicted on Exhibit A to the staff report. Mr. Wright seconded the motion.

A roll call vote was taken. Mr. Klein – Yes, Ms. O’Flaherty – Yes, Mr. Becker – Yes, Mr. Wright - Yes, Mr. McMahon – Yes, Ms. Pena-Graham – Yes, Chair Maxwell – Yes. Motion Passed 7-0-0.

G. REPORTS

Mr. Olson advised there are two hearing scheduled for the March 1st Planning and Zoning Commission meeting. He stated the first is a special use request by US Cellular for equipment upgrades at the building at 507 E. Taylor St. He noted a special use was previously approved by City Council, but work was never completed. He noted the special use has since expired and they have to re-apply. He added staff has requested US Cellar add reflective tape to their equipment, similar to what was done by T-Mobile at the same location. Mr. Olson said the second hearing involves text amendments by the City to clear up the language in the TFR and MFR Districts. He noted the amendment will allow existing properties to apply for a special use if they don’t meet the minimum lot area requirements.

Finally, Mr. Olson mentioned the next City Council meeting (February 22) will include discussions on the Nehring Electrical parking lot (1030 E. Locust St.). He advised there have been several concerns from citizens regarding the truck and semi traffic along E. Locust St. He noted the project will be up for second reading during the City Council meeting.

H. ADJOURNMENT

Mr. McMahon motioned to adjourn, Ms. O'Flaherty seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:46 PM.

DRAFT

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**
February 25, 2021

TO: DeKalb Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Text Amendments to Chapter 23 of the Municipal Code - Unified Development Ordinance – (City of DeKalb).

BACKGROUND AND ANALYSIS

The City is proposing text amendments to Chapter 23 of the Municipal Code (Unified Development Ordinance) to allow two-family and multi-family attached dwellings not meeting the minimum lot area requirements as a special use in the “TFR” Two-Family Residential District and “MFR1” Multi-Family Residential District. Also proposed is an amendment to the “MFR2” Multi-Family Residential District to remove the allowance for a multiple-family dwelling not meeting the building height requirements to apply for a special use permit. The current language in the “TFR” and “MFR1” Districts appear to intend in allowing two-family and multiple family attached dwellings not meeting the minimum lot area requirements as special uses, however the Article references are in error. The proposed amendments will clear up the language.

The current minimum lot area requirement for two-family attached dwellings is 7,000 sq. ft. and 3,500 sq. ft. per dwelling unit for multi-family attached dwellings. There are some lots in the City that are under this size, particularly in the older portions of the City. The UDO requires that when a non-conforming use of a building is discontinued or abandoned for more than six (6) months, it can only be used per the standards in the underlying zoning district. The proposed amendments will allow some non-conforming residential structures the ability to re-establish dwelling units if they do not meet the minimum lot area requirement. With the special use permit requirement, a public hearing is required, surrounding property owners are notified and the criteria for a special use in the UDO must be met in order for approval. A variance can be requested for a lot not meeting the minimum area requirements, however it can only be requested for not less than 80% of the required area.

The specific amendments proposed to the UDO are as follows:

1. Article 5.03.03 by allowing two-family attached dwellings not meeting the minimum lot area requirements as a special use in the “TFR” Two-Family Residential District;
2. Article 5.04.03 by allowing two-family or multiple family attached dwellings not meeting the minimum lot area requirements as a special use in the “MFR1” Multi-Family Residential District;
3. Article 5.05.03 to remove the allowance for a multiple-family dwelling not meeting the building height requirements to apply for a special use permit in the “MFR2” Multi-Family Residential District. Currently in the “MFR2” District, a special use can be applied for if the minimum lot area cannot be met. It should be noted a variance can be applied for if a structure in the “MFR2” District will exceed the maximum building height requirement.

RECOMMENDATION

Sample Variation Motion:

Based on the submitted petition and testimony presented, I move the Planning and Zoning Commission recommend to the City Council approval of Text Amendments to the Unified Development Ordinance as indicated in Exhibit A of this report.



EXHIBIT A

5.03 “TFR” Two Family Residential District

5.03.01 Purpose and Intent

This section contains the district regulations of the “TFR” Two Family Residential District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is included for medium density residential development and other land uses which are or can be made compatible with the medium density residential nature of the district.

5.03.02 Permitted Land Uses and Developments in the “TFR” Two Family Residential District

The principal type of land uses and developments intended for this district are:

Single family detached dwellings;

Two family dwellings legally existing on or before the date of this Ordinance (2006-090);

Single family attached dwellings per 5.03.06, below.

Additional permitted land uses and developments include:

Accessory uses;

Community Residence (small) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Day care home;

Home occupations;

Passive Parks

5.03.03 Special Land Uses and Developments in the “TFR” Two Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, “Permits.”

Active Parks;

Bed and Breakfast; Community Residence (small) where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Community Residence (large);

Cemeteries and mausoleums;

Churches;

Day Care Centers in buildings constructed prior to the effective date of this Ordinance, where said buildings were designed and clearly intended for non-residential uses (1994-119);

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Parking lots, as a principal use when located within three hundred (300) feet of the use being served;

Privately owned and operated recreational land uses for the sole use by a particular residential subdivision or complex in which they are located where buildings do not cover more than five (5) percent of the net land area;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities;

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes;

Public utility facilities, provided that any installation, other than poles and equipment attached to the poles shall be:

adequately screened with landscaping, fencing or walls, or any combination thereof, or

placed underground, or

enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as part of the special use permit application;

Sewage treatment facilities;

Two-family attached dwellings not meeting the [minimum lot size requirements of Article 5.03.04, subparagraph 1; terms of 5.04.06, subparagraph 2, below;](#)

Converted Dwellings;

New two-family dwellings, but subject to compliance with the all other terms of this Article.

5.03.04 Density and Dimensional Regulations in the “TFR” Two Family Residential District

1. Minimum Lot Size:

a. The minimum lot size for permitted and special land uses in the TFR District shall be as follows:

Use	Minimum Lot Size
Community Residence (Small)	6,000 sq. ft.
Community Residence (Large)	9,000 sq. ft.
Day Care Homes	6,000 sq. ft.
Dwellings, Single Family	6,000 sq. ft.
Dwellings, Two-Family	7,000 sq. ft.
Group Day Care Homes	9,000 sq. ft.

b. For uses other than those listed above, the lot area shall be adequate to provide the building setbacks required by this Section and the parking, as required by Article 12, “Off-Street Parking and Loading Requirements,” but in no instance shall a lot be created that is less than 6,000 square feet (except for public utility facilities and for single family attached dwellings).

- c. Any lot of record in existence, on the effective date of this Ordinance, which contains less than 6,000 square feet of land area, may be used as a site for one (1) single-family detached dwelling together with accessory structures and uses, provided the location of such dwellings satisfies the minimum setback requirements identified in paragraph 2 below.
 - d. Lots created for public utility facilities may be less than 6,000 square feet, provided that such lots or tracts shall not be used for any other use, except that in the event the public utility facility use terminates and where the lot or tract is combined with an adjacent parcel or parcels to equal or exceed 6,000 square feet, the said lot may be used by any allowable use in the TFR district.
2. *Building and Structure Setback Requirements:* Except as provided for in Article 7, "Supplementary District Regulations and in Subsection 5.03.06," the following setback requirements apply to principal buildings in the TFR district.
 - a. *Front Yard:* No principal building shall be allowed within twenty-five (25) feet of any front lot line or a street right-of-way line.
 - b. *Side Yard:* No principal building shall be allowed within five (5) feet of any side lot line or within a distance of any side lot line equal to ten (10) percent of the average width of the lot, whichever is less; except that no side yard shall have a width of less than three (3) feet.
 - c. *Rear Yard:* No principal building shall be allowed within thirty (30) feet of the rear lot line or within a distance measured from the rear lot line that is equivalent to twenty (20) percent of the total lot depth, whichever is less.
 3. *Building Height Limitations:* No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, except as provided in Article 7, "Supplementary District Regulations."
 4. *Design Requirements:* Principal structures constructed after the date of this Ordinance shall comply with the provisions of Article 7.14, Design Requirements for New Residential Construction. (2006-090)

5.03.05 Other Development Regulations for the "TFR" Two Family Residential District

The following references the appropriate Articles of this Ordinance which specify the other regulations governing development in this district.

1. "Overlay District Regulations": Article 6
2. "Supplementary District Regulations": Article 7
3. "Streets, Sidewalks and Subdivision Design": Article 9
4. "Utilities": Article 10
5. "Floodways, Floodplains, Stormdrainage and Erosion": Article 11
6. "Off-Street Parking and Loading Requirements": Article 12
7. "Signs": Article 13

5.03.06 Conditions of Use in the "TFR" Two Family Residential District.

- a. Not more than one (1) principal building shall be located on a zoning lot. The only exception to this is for developments approved under the provisions of a "Planned Development" district (see Section 5.13 of this Article).
- b. Single family attached dwellings having a common wall along a lot line may be permitted in the "TFR," Two Family Residential district provided the City Council approves a Special Use Permit (see Article 14, "Permits") meeting the following criteria (1994-093):
 - a. Not more than one dwelling unit shall be constructed on a lot.
 - b. Not more than one dwelling unit shall be attached to another dwelling unit.
 - c. The side yard setback from the lot line on which the common wall will be placed shall be abated entirely. All other setback requirements of the "TFR" district shall be adhered to.
 - d. A dwelling unit on a lot with an abated side yard setback from the lot line on which the common wall will be placed shall share said common wall with a dwelling unit on an adjacent lot which shall also have an abated side yard setback from the same lot line.
 - e. All common wall construction standards, whether existing or proposed, shall be in conformance with all building, electrical, plumbing, and other applicable codes and ordinances.
 - f. Each dwelling unit shall be serviced with its own water line, sanitary sewer line, sump pump line, and all other utility lines and extensions.
 - g. A minor subdivision plat shall be prepared in accordance with Article 15, "Subdivision of Land" and approved subject to a Minor Plat application. The plat shall reference a recorded common wall agreement which shall comply with the City Standard of Appendix 5-A, attached hereto and made a part of this Ordinance, and shall include a note stating that the construction on the proposed lots shall be limited to "common wall construction only."
 - 1) Individual lots shall have an area of not less than 3500 square feet and shall have a width of not less than twenty-five (25) feet.
 - 2) All other setback and dimensional requirements of this Ordinance shall be adhered to.
- h. Covenants, Conditions and Deed Restrictions (CCR's), which meet the City Standard of Appendix 5-B, attached hereto and made a part of this Ordinance, shall be prepared and recorded simultaneously with the Final Plat and Common Wall Agreement. An Owners Association shall be created, in accordance with Article 15.07, either through the CCR's or in a separate document, which shall also be recorded simultaneously with the other required documents and plat.

5.04 “MFR-1” Low Density Small Scale Multiple Family Residential (2006-090)

5.04.01 Purpose and Intent

This section contains the district regulations of the “MFR-1” Lower Density Small Scale Multiple Family Residential District. These regulations are supplemented and qualified by additional regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is intended for lower density residential development characteristic of mixed use neighborhoods and typically with buildings of fewer than eight (8) units and surrounded by a variety of other lower density residential uses. The intent of the District is also to provide for other local uses which are or can be made compatible with the low density mixed residential nature of the district.

5.04.02 Permitted Land Uses and Developments in the “MFR-1” Multiple Family Residential District (2017-044)

The principal type of land use and development intended for this district is multiple family dwellings legally existing on the date of this amendatory Ordinance 2006-090 (see Subsection 5.04.04.

Additional permitted land uses and developments include:

Accessory uses;

Community Residence (small) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Day care home;

Single family detached dwellings;

Single family attached dwellings, subject to Subsection 5.04.06 paragraph 2, below;

Home occupations;

Rooming House conversions, subject to Subsection 5.04.07, below;

Passive Parks.

5.04.03 Special Land Uses and Developments in the “MFR-1” Multiple Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, “Permits.”

Bed and Breakfast;

Community Residence (small and large) where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Cemeteries and mausoleums;

Churches;

Day care centers;

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Group home;

Hospitals and clinics, but not including animal hospitals or clinics;

Libraries;

Museums;

Nursing and convalescent homes and retirement centers;

Parking lots, as a principal use when located within three hundred (300) feet of the use being served;

Active Parks;

Privately owned and operated recreational land uses for the sole use by a particular residential subdivision or complex in which they are located where buildings do not cover more than five (5) percent of the net land area;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities;

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes;

Public utility facilities, excluding communication towers. Any installation, other than poles and equipment attached to the poles, shall be:

adequately screened with landscaping, fencing or walls, or any combination thereof, or

placed underground, or

enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as a part of the special use permit application;

Rooming House conversions, not meeting the requirements of Subsection 5.04.07, subparagraphs 1 through 9, below;

Sewage treatment facilities;

Two family or multiple family attached dwellings not meeting the [minimum lot size requirements of Article 5.04.04, subparagraph 1; terms of 5.04.06, subparagraph 2, below;](#)

Converted Dwellings;

New two-family or multiple-family dwellings, but subject to compliance with the all other terms of this Article.

5.04.04 Density and Dimensional Regulations in the “MFR-1” Multiple Family Residential District

1. Minimum Lot Size:

- a. The minimum lot size for permitted and special land uses in the MFR-1 District shall be as follows:

Use	Minimum Lot Size
Community Residence (Small)	6,000 sq. ft.
Community Residence (Large)	9,000 sq. ft.
Day Care Homes	6,000 sq. ft.
Dwellings, Single-Family	6,000 sq. ft.
Dwellings, Two-Family	7,000 sq. ft.
Dwellings, Multiple Family	3,500 sq. ft. per dwelling unit (1996-002)
Group Day Care Homes	9,000 sq. ft.
Group Home	15,000 sq. ft.
Hospital	5 acres
Nursing Home	3 acres

- b. For uses other than those listed above, the lot area shall be adequate to provide the building setbacks required by this Section and the parking, as required by Article 12, “Off-Street Parking and Loading Requirements,” but in no instance shall a lot be created that is less than 6,000 square feet (except for public utility facilities and for single family attached dwellings).
- c. Any lot of record in existence, on the effective date of this Ordinance, which contains less than 6,000 square feet of land area, may be used as a site for one (1) single-family detached dwelling together with accessory structures and uses, provided the location of such dwelling satisfies the minimum setback requirements identified in paragraph 2 below.
- d. Lots created for public utility facilities may be less than 6,000 square feet, provided that such lots or tracts shall not be used for any other use, except that in the event the public utility facility use terminates and where the lot or tract is combined with an adjacent parcel or parcels to equal or exceed 6,000 square feet, the said lot may be used by any allowable use in the MFR district.

2. *Building and Structure Setback Requirements:* Except as provided for in Article 7, “Supplementary District Regulations and in Subsection 5.04.06,” the following setback requirements apply to principal buildings in the MFR district.

- a. *Front Yard:* No principal building shall be allowed within twenty-five (25) feet of any front lot line or a street right-of-way line.
- b. *Side Yard:* No principal building shall be allowed within five (5) feet of any side lot line or within a distance of any side lot line equal to ten (10) percent of the average width of the lot, whichever is less; except that no side yard shall have a width of less than three (3) feet.
- c. *Rear Yard:* No principal building shall be allowed within thirty (30) feet of the rear property line or within a distance measured from the rear lot line that is equivalent to twenty (20) percent of the total lot depth, whichever is less.

3. *Building Height Limitations:* No building shall exceed three (3) stories or forty-five (45) feet in height, except as provided in paragraph 4 below.

4. *Building Height Exceptions:* By Special Use Permit (see Article 14, “Permits”), or as part of a “Planned Development,” multiple family buildings may exceed building height limitations, subject to the following building setback requirements:

- a. *Front Yard*: The required building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided, however, that no setback from a front lot line need ever exceed 150 feet.
 - b. *Side Yard*: The required building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided, however, that no side yard setback need ever exceed fifty (50) feet.
 - c. *Rear Yard*: The required building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided, however, that no setback from the rear lot line need ever exceed fifty (50) feet.
5. *Site Coverage Limitation*: Site coverage, as defined in Article 3, shall not exceed eighty-five (85) percent of the lot area. The remaining fifteen (15) percent of the lot shall be maintained as open space, and may consist of required building setback areas, perimeter or interior parking lot landscaped area, or other yard or open spaces, provided that the surface is covered in living green plants or ground cover. (1996-002)
 6. *Design Requirements*: Principal structures constructed after the date of this Ordinance shall comply with the provisions of Article 7.14, Design Requirements for New Residential Construction. (2006-090)
 7. *Density Limitation*: No building shall include more than eight (8) units.

5.04.05 Other Development Regulations for the “MFR-1” Multiple Family Residential District

The following references for the appropriate Articles of this Ordinance which specify the other regulations governing development in this district:

1. “Overlay District Regulations”: Article 6
2. “Supplementary District Regulations”: Article 7
3. “Streets, Sidewalks and Subdivision Design”: Article 9
4. “Utilities”: Article 10
5. “Floodways, Floodplains, Storm Drainage and Erosion”: Article 11
6. “Off-Street Parking and Loading Requirements”: Article 12
7. “Signs”: Article 13

5.04.06 Conditions of Use in the “MFR-1” Multiple Family Residential District

1. Not more than one (1) principal building shall be located on a zoning lot. The only exception to this is for developments approved under the provisions of a “Planned Development” district (see Section 5.13 of this Article).
2. Single family attached dwellings having a common wall along a lot line may be permitted in the “MFR,” Multiple Family Residential district provided the City Council approves a Special Use Permit (see Article 14, “Permits”) meeting the following criteria (1994-093):
 - a. Not more than one dwelling unit shall be constructed on a lot.

- b. The side yard setback from the lot line on which the common wall will be placed shall be abated entirely. All other setback requirements of the "MFR-1" district shall be adhered to.
- c. A dwelling unit on a lot with an abated side yard setback from the lot line on which the common wall will be placed shall share said common wall with a dwelling unit on an adjacent lot which shall also have an abated side yard setback from the same lot line.
- d. All common wall construction standards, whether existing or proposed, shall be in conformance with all building, electrical, plumbing, and other applicable codes and ordinances.
- e. Each dwelling unit shall be serviced with its own water line, sanitary sewer line, sump pump line, and all other utility lines and extensions.
- f. A minor subdivision plat shall be prepared in accordance with Article 15, "Subdivision of Land" and approved subject to a Minor Plat application. The plat shall reference a recorded common wall agreement which shall comply with the City Standard of Appendix 5-A, attached hereto and made a part of this Ordinance, and shall include a note stating that the construction on the proposed lots shall be limited to "common wall construction only."
 - 1) Where not more than one dwelling unit is attached to another dwelling unit, individual lots on which said dwelling units are located shall have an area of not less than 3500 square feet and shall have a width of not less than twenty-five (25) feet.
 - 2) Where more than one dwelling unit is attached to another dwelling unit, individual lots on which said dwelling units are located shall have an area of not less than 3000 square feet and shall have a width of not less than twenty-five (25) feet.
 - 3) All other setback and dimensional requirements of this Ordinance shall be adhered to.
- g. Covenants, Conditions and Deed Restrictions (CCR's), which meet the City Standard of Appendix 5-B, attached hereto and made a part of this Ordinance, shall be prepared and recorded simultaneously with the Final Plat and Common Wall Agreement. An Owners Association shall be created, in accordance with Article 15.07, either through the CCR's or in a separate document, which shall also be recorded simultaneously with the other required documents and plat

5.04.07 Rooming House Conversions (2001-095)

The intent of this legislation is to allow for the continued economic vitality of large, older rooming house structures by allowing conversion to one bedroom and efficiency multiple family units at a density that is higher than may otherwise be allowed in this District, provided that all other criteria of this District and the supplemental regulations are met.

Rooming Houses exceeding 3,000 square feet in floor area, may be converted to multiple family units if the following criteria are met:

1. Rooming house must have current valid license with no previous revocation hearings.
2. Previous conversions from rooming houses to multiple family units are not eligible.
3. The population density for the proposed new units, calculated by the population equivalent charts in Article 8.02, must be seventy-five (75) percent or less of the licensed occupancy of the rooming house.
4. The building conversion must comply with all applicable building and life safety codes.

5. The building conversion must include strictly remodeling of an existing building, no expansion of the primary living space within the principal building is allowed. Accessory structures which would otherwise be allowed are permitted.
6. No new dwelling units may exceed 1 bedroom.
7. Existing multiple-family units located within the building are grandfathered in and not included as part of the density calculation, provided that no increase or expansion of those units occurs, and those units are not otherwise included in the occupancy stated in the rooming house license.
8. All legal nonconforming rights to rooming house uses are terminated.
9. All current parking regulations must be complied with as if the remodeling was a new development, including paving of parking lots. Existing parking, even if in excess of code requirements for the converted dwellings, must be maintained.
10. Special Use Permit: A Special Use Permit would be required for a conversion if any of the above criteria cannot be met, if the building is proposed to be expanded, or the proposal is for conversion of a rooming house for which the license has previously lapsed or is otherwise not in good standing with the City of DeKalb.

5.05 “MFR-2” High Density, High Bulk Multiple Family Residential District (2006-090)

5.05.01 Purpose and Intent

This section contains the district regulations of the “MFR-2” Multiple Family Residential District. These regulations are supplemented and qualified by additional regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is intended for medium to high density residential development characterized by buildings of eight (8) units or more, surrounded by buildings of eight (8) units or more, and other local uses which are or can be made compatible with the medium to high density residential nature of the district.

5.05.02 Permitted Land Uses and Developments in the “MFR-2” Multiple Family Residential District (2017-044)

The principal type of land use and development intended for this district is multiple family dwellings (see Subsection 5.05.04).

Additional permitted land uses and developments include:

Accessory uses;

Community Residence (small or large) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Rooming House conversions, subject to Subsection 5.05.07, below;

Active or Passive Parks.

5.05.03 Special Land Uses and Developments in the “MFR-2” Multiple Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, “Permits.”

Community Residence (small and large) where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Bed and Breakfast;

Cemeteries and mausoleums;

Churches;

Day care centers;

Dormitories;

Fraternities and sororities;

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Group home;

Hospitals and clinics, but not including animal hospitals or clinics;

Libraries;

Museums;

Nursing and convalescent homes and retirement centers;

Parking lots, as a principal use when located within three hundred (300) feet of the use being served;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities.

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes.

Public utility facilities, excluding communication towers. Any installation, other than poles and equipment attached to the poles, shall be:

adequately screened with landscaping, fencing or walls, or any combination thereof, or

placed underground, or

enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as a part of the special use permit application;

Rooming houses;

Rooming House conversions, not meeting the requirements of Subsection 5.05.07, sub-paragraphs 1 through 9, below.

Sewage treatment facilities.

Converted Dwellings;

Multiple family dwellings, not meeting the requirements of Article 5.05.04, [subparagraph paragraphs 1-4](#).

5.05.04 Density and Dimensional Regulations in the “MFR-2” Multiple Family Residential District

1. *Minimum Lot Size:*

- a. The minimum lot size for permitted and special land uses in the MFR-2 District shall be as follows:

Use	Minimum Lot Size
Community Residence (Small)	6,000 sq. ft.
Community Residence (Large)	9,000 sq. ft.
Day Care Homes	6,000 sq. ft.
Dwellings, Multiple Family	3,500 sq. ft. per dwelling unit (1996-002)
Group Day Care Homes	9,000 sq. ft.
Group Home	15,000 sq. ft.
Hospital	5 acres
Nursing Home	3 acres

- b. For uses other than those listed above, the lot area shall be adequate to provide the building setbacks required by this Section and the parking, as required by Article 12, “Off-Street Parking and Loading Requirements,” but in no instance shall a lot be created that is less than 6,000 square feet (except for public utility facilities and for single family attached dwellings).
- c. Any lot of record in existence, on the effective date of this Ordinance, which contains less than 6,000 square feet of land area, may be used as a site for one (1) single-family detached dwelling together with accessory structures and uses, provided the location of such dwelling satisfies the minimum setback requirements identified in paragraph 2 below.
- d. Lots created for public utility facilities may be less than 6,000 square feet, provided that such lots or tracts shall not be used for any other use, except that in the event the public utility facility use terminates and where the lot or tract is combined with an adjacent parcel or parcels to equal or exceed 6,000 square feet, the said lot may be used by any allowable use in the MFR district.
2. *Building and Structure Setback Requirements:* Except as provided for in Article 7, “Supplementary District Regulations and in Subsection 5.05.06,” the following setback requirements apply to principal buildings in the MFR district.
- a. *Front Yard:* No principal building shall be allowed within twenty-five (25) feet of any front lot line or a street right-of-way line.
- b. *Side Yard:* No principal building shall be allowed within five (5) feet of any side lot line or within a distance of any side lot line equal to ten (10) percent of the average width of the lot, whichever is less; except that no side yard shall have a width of less than three (3) feet.
- c. *Rear Yard:* No principal building shall be allowed within thirty (30) feet of the rear property line or within a distance measured from the rear lot line that is equivalent to twenty (20) percent of the total lot depth, whichever is less.
3. *Building Height Limitations:* No building shall exceed three (3) stories or forty-five (45) feet in height, except as provided in paragraph 4 below.
4. *Building Height Exceptions:* By Special Use Permit (see Article 14, “Permits”), or as part of a “Planned Development,” multiple family buildings may exceed building height limitations, subject to the following building setback requirements:

- a. *Front Yard*: The required building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided, however, that no setback from a front lot line need ever exceed 150 feet.
 - b. *Side Yard*: The required building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided, however, that no side yard setback need ever exceed fifty (50) feet.
 - c. *Rear Yard*: The required building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided, however, that no setback from the rear lot line need ever exceed fifty (50) feet.
5. *Site Coverage Limitation*: Site coverage, as defined in Article 3, shall not exceed eighty-five (85) percent of the lot area. The remaining fifteen (15) percent of the lot shall be maintained as open space, and may consist of required building setback areas, perimeter or interior parking lot landscaped area, or other yard or open spaces, provided that the surface is covered in living green plants or ground cover. (1996-002)
 6. *Design Requirements*: Principal structures constructed after the date of this Ordinance shall comply with the provisions of Article 7.14, Design Requirements for New Residential Construction. (2006-090)

5.05.05 Other Development Regulations for the “MFR-2” Multiple Family Residential District

The following references for the appropriate Articles of this Ordinance which specify the other regulations governing development in this district:

1. “Overlay District Regulations”: Article 6
2. “Supplementary District Regulations”: Article 7
3. “Streets, Sidewalks and Subdivision Design”: Article 9
4. “Utilities”: Article 10
5. “Floodways, Floodplains, Stormdrainage and Erosion”: Article 11
6. “Off-Street Parking and Loading Requirements”: Article 12
7. “Signs”: Article 13

5.05.06 Conditions of Use in the “MFR-2” Multiple Family Residential District

1. Not more than one (1) principal building shall be located on a zoning lot. The only exception to this is for developments approved under the provisions of a “Planned Development” district (see Section 5.13 of this Article).

5.05.07 Rooming House Conversions (2001-095)

The intent of this legislation is to allow for the continued economic vitality of large, older rooming house structures by allowing conversion to one bedroom and efficiency multiple family units at a density that is higher than may otherwise be allowed in this District, provided that all other criteria of this District and the supplemental regulations are met.

Rooming Houses exceeding 3,000 square feet in floor area, may be converted to multiple family units if the following criteria are met:

1. Rooming house must have current valid license with no previous revocation hearings.
2. Previous conversions from rooming houses to multiple family units are not eligible.
3. The population density for the proposed new units, calculated by the population equivalent charts in Article 8.02, must be seventy-five (75) percent or less of the licensed occupancy of the rooming house.
4. The building conversion must comply with all applicable building and life safety codes.
5. The building conversion must include strictly remodeling of an existing building, no expansion of the primary living space within the principal building is allowed. Accessory structures which would otherwise be allowed are permitted.
6. No new dwelling units may exceed 1 bedroom.
7. Existing multiple-family units located within the building are grandfathered in and not included as part of the density calculation, provided that no increase or expansion of those units occurs, and those units are not otherwise included in the occupancy stated in the rooming house license.
8. All legal nonconforming rights to rooming house uses are terminated.
9. All current parking regulations must be complied with as if the remodeling was a new development, including paving of parking lots. Existing parking, even if in excess of code requirements for the converted dwellings, must be maintained.
10. Special Use Permit: A Special Use Permit would be required for a conversion if any of the above criteria cannot be met, if the building is proposed to be expanded, or the proposal is for conversion of a rooming house for which the license has previously lapsed or is otherwise not in good standing with the City of DeKalb.



TEXT AMENDMENT PETITION

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

FROM: Petitioner Name(s): City of DeKalb Telephone: 815-748-2361
 Petitioner's Representative: Dan Olson Cell: _____
 Mailing Address: 164 E Lincoln Hwy Email: Dan.Olson@CityofDeKalb.com
DeKalb, IL 60115

1. The petitioner hereby petitions the City of DeKalb to amend the Unified Development Ordinance as follows – attach additional page(s) if necessary:

A. What is the text amendment regarding?

To allow two-family or multi-family attached dwellings not meeting the minimum lot area requirements as a special use in the "TFR" and "MFR-1" District; To remove the allowance for a multi-family dwelling not meeting the building height requirements to apply for a special use permit in the "MFR-2" District.

B. What Article(s) and Section(s) of the Unified Development Ordinance are proposed for amendment?

Article 5.03.03 "Special Land Uses and Developments in the "TFR" Two Family Residential District"
Article 5.04.03 "Special Land Uses and Developments in the "MFR-1" Multiple Family Residential District"
Article 5.05.03 "Special Land Uses and Developments in the "MFR-2" Multiple Family Residential District"

C. What is the proposed revised text?

See Attached.

D. Describe the reason for this text amendment request, and what the intended effect will be.

To clarify and accommodate two-family or multi-family attached dwellings not meeting the minimum lot area requirements as a special use in the "TFR", "MFR-1" and "MFR-2" Zoning Districts.

2. The petitioner hereby submits the Petition Fee (\$250.00).

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: N/A
Those in attendance: N/A

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

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, March 1, 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 the City of DeKalb for text amendments to Chapter 23 “Unified Development Ordinance (UDO)” of the Municipal Code to amend the following articles of the UDO: Article 5.03.03 by allowing two-family attached dwellings not meeting the minimum lot area requirements as a special use in the “TFR” Two-Family Residential District; Article 5.04.03 by allowing two-family or multiple family attached dwellings not meeting the minimum lot area requirements as a special use in the “MFR1” Multi-Family Residential District; and Article 5.05.03 to remove the allowance for a multiple-family dwelling not meeting the building height requirements to apply for a special use permit in the “MFR2” Multi-Family Residential 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, March 1, 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