



**DEKALB PLANNING AND ZONING COMMISSION AGENDA**  
**Monday, June 16, 2025**  
**6:00 P.M.**

**DeKalb Public Library**  
Yusunas Meeting Room  
309 Oak St.  
DeKalb, IL 60115

**A. ROLL CALL**

**B. APPROVAL OF AGENDA** (Additions or Deletions)

**C. APPROVAL OF MINUTES**

1. June 2, 2025.

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

**E. NEW BUSINESS**

1. **Public Hearing** – A petition by Edward Davenport for approval of a variance to the Unified Development Ordinance to allow a new 6-foot-high privacy fence to be constructed in a portion of the front yard along North Bridge Road for the property located at 2324 Monticello Drive.

**F. REPORTS**

**G. ADJOURNMENT**



MINUTES  
CITY OF DEKALB  
**PLANNING AND ZONING COMMISSION**  
June 2, 2025

The Planning and Zoning Commission held a meeting on June 2, 2025, in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak Street, DeKalb, Illinois. Vice Chair McMahon called the meeting to order at 6:00PM.

A. ROLL CALL

Recording Secretary, Olivia Doss, called the roll. Planning and Zoning Commission members present were: Vice Chair Bill McMahon, Trixy O'Flaherty, Maria Pena-Graham and Jerry Wright. Commission member Chair Max Maxwell and Commissioner Steve Becker were absent. Planning Director Dan Olson was present representing the City.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Vice Chair McMahon requested a motion to approve the June 2, 2025, agenda as presented. Ms. O'Flaherty motioned to approve the agenda as presented. Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. May 19, 2025 – Vice Chair McMahon requested a motion to approve the May 19, 2025, minutes as presented. Mr. Wright motioned to approve the minutes as submitted. 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

- a. **Public Hearing** – A petition by the DeKalb CUSD #428 to amend the Special Use Permit approved by Ordinance #2023-021 to extend the time frame for a modular classroom to remain at Littlejohn Elementary School located at 1133 N. 13<sup>th</sup> St. for three (3) more years.

Tammy Carson, Director of Facilities and Safety Operations, spoke on behalf of DeKalb CUSD #428. Ms. Carson explained a modular classroom is currently present at Littlejohn Elementary. It is a two-unit classroom that does not have a bathroom or vestibule. When the unit was first obtained, a unit with a bathroom and/or vestibule was not available. Originally approved in 2017, the modular classroom has been extended until 2025. She added they hoped to have it removed once Mitchell Elementary School was built. However, Ms. Carson noted due to special programs they are planning to keep at Littlejohn Elementary, they will continue to need the modular classroom. She stated the elementary school accommodated 291 students last year and will have 263 in the upcoming school year. The goal for the District is to reduce class sizes. Ms. Carson pointed out that while they have been able to accomplish that, they still need the space provided by the modular classroom. The modular space provides additional room for a music classroom, support services and the STEAM program. She explained it is not utilized as a regular K-5 classroom, so students are only out there for partial days, a day or two per week. She confirmed they have been able to reduce class sizes from 28 students to 25 students.



Ms. Carson stated the primary need for the modular classroom is the two-way dual language program they will be keeping at Littlejohn. Expanding on this, Ms. Carson stated there are only three schools in the district that have this program: Cortland Elementary, Founders Elementary and Littlejohn Elementary. Ms. Carson explained that to maintain this program, the elementary school must maintain three (3) classes in each grade.

Ms. Carson indicated a three (3) year lease term is typical for modular classrooms and they plan to revisit the matter in three (3) years to see if changes are needed throughout the District. She said the ultimate goal is to have modular classrooms removed from their school sites. She explained they will be removing the current unit and will be replacing it with a brand-new unit with bathrooms and a vestibule. In 2017, the unit purchased was a used unit, which was normal at the time.

Planning Director Dan Olson thanked Ms. Carson for her presentation and provided his background in the staff report dated May 29, 2025. He clarified the modular classroom was first approved and placed in 2001 and stayed until 2011. It was then approved again in 2017 with a three (3) year time limit approved to 2020. Mr. Olson said a three (3) year extension was approved in 2020 to 2023, and finally a two (2) year extension was approved to August 15, 2025. He affirmed the current unit will be replaced but will have the same dimensions, and include a bathroom and vestibule, as Ms. Carson stated. He added parking is adequate and will not change. Mr. Olson explained the modular classroom is subject to annual inspections by the Regional Office of Education.

Mr. Olson felt the request met the criteria in the UDO and the modular classroom has not been detrimental to the surrounding area. He mentioned although the hope is that it will be removed, the need is still there. Mr. Olson recommended approval of the amendment to the special use permit request per the sample motion in the staff report.

Mr. Olson stated a written comment was received from Jason Leverton, 1221 N. 13<sup>th</sup> Street, who was not in support of the extension. Mr. Leverton expressed concern regarding the length of time the temporary unit has been present, the lack of safety in extreme weather, and the inconvenience of staff and students going to and from the modular classroom. Mr. Leverton noted it was stated in the past that the new elementary school (Dr. Leroy Mitchell) will relieve overcrowding and make the modular classroom unnecessary. Mr. Olson pointed out an additional Public Response Form was received from Frederick and Lois Lathrop, 210 Oak Street, in support of the request.

Vice Chair McMahon opened the public hearing. No public comments were made, and the public hearing was closed.

Commission member O'Flaherty stated one of her questions was already addressed regarding whether the unit would be a new unit. She mentioned she had heard there were potential mold issues in the old unit and was hoping the unit would be replaced. Ms. O'Flaherty stated she had spoken with Mr. Leverton (1221 N. 13<sup>th</sup> Street) earlier that day. She is a little bit of the same mindset and is hoping to see a more permanent solution instead of using modular classrooms. Ms. O'Flaherty asked Ms. Carson if that was still planned. She added she does not have a problem with modular classrooms when they are temporary, but would hope if the need is still there, an addition to the building would be considered. Ms. Carson responded that while she could not get into all of the specifics, a resolution could come to fruition in the next three (3) years. She explained they will need to educate the new school board members on the options the administration has been discussing that would give them the opportunity to reduce class size within the building and/or potentially add space to Littlejohn or another building. Ms. O'Flaherty added this school seems to need a flex space or multipurpose room whether it is always used or every 8-10 years, it seems like there is a need. Ms. Carson agreed it is definitely still part of the District's conversations.



Commission member Becker inquired how they will hook up to the sanitary district. Ms. Carson explained there is already a hook up on site that they will hook back into. It was used in 2011 when the unit at that time had a bathroom.

Commission member Wright questioned if this would be the first time the units have been swapped out. Ms. Carson admitted that in the 16 years she has been there, yes. She described how they have been swapped for different locations, but they have not purchased a new one to replace one of them. Mr. Wright inquired if the original thought was that Mitchell Elementary school would alleviate the need for the modular classroom. Ms. Carson detailed that it was part of the original discussion when Mitchell Elementary was first designed, and while it does reduce classroom count, the proposed modular classroom allows the two-way dual language program to remain at the school. She mentioned Littlejohn is in a neighborhood with mostly students walking to school and keeping the dual language program close to home helps eliminate the need for students to be bussed to other schools. Further, she reiterated that in order to keep the two-way dual language program, the school must maintain three (3) classrooms per grade, which would not be possible without the modular unit. Mr. Olson added there is a modular classroom at Brooks Elementary School that is being removed this summer.

Vice Chair McMahon asked for a motion to approve for the special use permit. Mr. Wright moved that based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of an amendment to Ordinance 2023-021 to extend the time frame for a modular classroom to be located at 1133 N. 13<sup>th</sup> St. (Littlejohn Elementary School) as shown on Exhibit A in the staff report, subject to the following condition:

1. The modular classroom may remain on the subject site in the location as shown on Exhibit A up to August 15, 2028 and shall, on or before said date, be removed from the property. At such time, the surface beneath the modular classroom shall be restored to a pre-installation, grassed condition.

A roll call vote was taken: O'Flaherty – yes, Wright – yes, McMahon – yes, Pena-Graham - yes. Commission member Chair Maxwell and Commissioner Becker were absent. The motion passed 4-0-2.

- b. **Public Hearing** – A petition by Michelle Erckfritz for approval of variances to the Unified Development Ordinance to allow a 6-foot-high privacy fence in a portion of the front yard along S. 7<sup>th</sup> Street for the property located at 626 Spring Avenue.

The applicant, Michelle Erckfritz explained the main reason for wanting a fence. She noted the fence would go up to the end of her driveway, and the fence was needed due to S. 7<sup>th</sup> Street being very busy with speeding drivers. She stated some drivers slow down to a crawling pace or circle around to see what she is doing.

Ms. Erckfritz stated while safety is her priority, she also knows her lot is narrower than other corner lots in the surrounding area. There is additional space between the house and the street, which is approximately 25ft, and she is only asking to go 14ft into the yard along S. 7<sup>th</sup> St. She explained that her house does not have a back door, only a front door and side door. Therefore, if she installed the fence according to the ordinance, it would be a lot harder for her to get her elderly dog into the backyard. She stated installing the fence according to the ordinance would not allow



her to enjoy her full yard, as she does not feel comfortable being out there due to people watching her. Her big concerns are safety and privacy. Ms. Erckfritz stated the fence will not disrupt the view from the corner (Spring Ave. and S. 7<sup>th</sup> St.) any more than having her car parked in the driveway. She added the fence will not be in the sight distance triangle and will not cause safety or traffic issues at the corner.

Planning Director Dan Olson thanked Ms. Erckfritz for her very good explanation. Mr. Olson went through his staff report dated May 29, 2025. He noted the petitioner, Ms. Erckfritz, is requesting a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance (UDO) to allow a six (6) foot-high cedar privacy fence in a portion of the front yard along S. 7<sup>th</sup> St. He noted the UDO states that privacy fences cannot be over three (3) feet tall if they are in front of the front building line (home).

Mr. Olson described the fence will start on the south side of the asphalt driveway and stretch 14 feet into the front yard along S.7th St. The fence will then extend south to the south lot line and then to the southwest corner of the lot. The fence is not proposed to extend along the west property line because there is an existing chain link fence on the adjacent property to the west. He added the final portion of the fence will connect the southwest corner of the home with the west lot line.

He noted the applicant states they are making the request for the six (6) foot high privacy for safety and privacy reasons. The home is 25 feet from the right-of-way line along S. 7<sup>th</sup> St. and the proposed fence will go 14 feet into that yard. This leaves 11 feet of open space along S. 7<sup>th</sup> St. between the sidewalk and proposed fence. The lot is 57.19 feet wide and 140.92 feet in depth (8,059 sq. ft.), which results in a small area for a usable back yard and greatly limits the area where a six (6) foot high privacy fence could be placed. He continued, pointing out that the subject parcel has the narrowest width of any corner lot that abuts the west side of S. 7th St. between Taylor St. and Fairview Dr. The location where the petitioner can place a six (6) foot high privacy fence, under current City regulations, hinders their ability to enjoy the privacy and safety of their full yard.

Mr. Olson concluded, confirming the proposed fence will not impair the public health and safety, will not have a negative impact on the surrounding neighborhood and will not impede traffic or cause any safety issues. The fence will not be in the sight-distance triangle (25' from the intersection in both directions). He mentioned a plat of survey was provided in the background materials showing the proposed fence and the sight-distance triangle.

Three written public comments were received.

Katie Poole, 630 Karen Avenue, was in support of the variance. She inquired if the fence would impede the sight distance triangle. Mr. Olson talked to Ms. Poole about the sight triangle and assured her it would not be obstructed. Ms. Poole was agreeable to the variance.

James Hovis, CEO of Luxis International, Inc, and Lease Manager for DeKalb i88 Business Park, 1292 S. 7<sup>th</sup> Street, wrote in support of the variance. He feels the privacy fence is deserved and will not impact traffic safety.



James Duck, 1307 S. 7<sup>th</sup> Street, was in support of the variance, but expressed concerns about the fence being built correctly, since Ms. Erckfritz will be doing the work herself. Mr. Olson discussed the permit process with Mr. Duck, explaining Ms. Erckfritz will still need to follow City codes and have the fence inspected by City Building Inspectors. Mr. Duck's concerns were addressed.

Vice Chair McMahon opened the public hearing. No public comments were made, and the public hearing was closed.

The Commission praised Ms. Erckfritz for her very nice job presenting and agreed there is a hardship.

Mr. McMahon inquired if Ms. Erckfritz does plan to install the fence herself. Ms. Erckfritz explained she has co-workers who volunteered to come to help her.

Vice Chair McMahon asked for a motion to approve the variance. Ms. O'Flaherty moved that based on the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission approve a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance to allow a 6-foot-high privacy fence in a portion of the front yard along S. 7<sup>th</sup> St. for the property located at 626 Spring Ave. as shown on Exhibit A of the staff report dated May 29, 2025.

A roll call vote was taken: O'Flaherty – yes, Wright – yes, McMahon – yes, Pena-Graham - yes. Commission member Chair Maxwell and Commissioner Becker were absent. The motion passed 4-0-2.

#### F. REPORTS

Mr. Olson stated the next meeting on June 16<sup>th</sup> will have a hearing on a corner lot fence variance at 2324 Monticello Drive. He added the fence is currently on the property but was put up prior to ordinance changes, and is now legal non-conforming.

He let the Commission know the City Council approved the Special Use Permit for Hopkins Pool at their last meeting. He also apprised them of an upcoming item that was discussed for consideration at the last Council regarding consumption of cannabis on dispensary property. This was brought to City Council's attention by Excelleaf (305 E. Locust St.), and the Council was generally in favor of the proposal. Mr. Olson said this item will be presented to the Commission as it will require a text amendment to the Unified Development Ordinance. He noted the City Council is looking to move it forward, and informed the Commission they should expect to see that item in July.

#### G. ADJOURNMENT

Vice Chair McMahon requested a motion to adjourn. Ms. Pena-Graham motioned to adjourn, and Mr. Wright seconded the motion. The meeting adjourned at 6:24 p.m.

Respectfully submitted,

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Olivia K. Doss, Recording Secretary



Minutes approved by the Planning and Zoning Commission on June 16, 2025.

Click [here](#) to view the agenda packet for the June 2, 2025 Planning and Zoning Commission Meeting.

Click [here](#) to view the video recording of the June 2, 2025, Planning and Zoning Commission Meeting.

DRAFT



**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**  
June 12, 2025

**TO:** DeKalb Planning and Zoning Commission  
**FROM:** Dan Olson, Planning Director  
**RE:** Variance – 2324 Monticello Dr. (Edward Davenport)

**I. GENERAL INFORMATION**

- |    |                                 |   |
|----|---------------------------------|---|
| A. | Purpose                         | To allow a 6-foot-high privacy fence in a portion of the front yard along North Bridge Rd.  |
| B. | Location/Size                   | 2324 Monticello Dr./ .286 acres   |
| C. | Petitioner                      | Edward Davenport  |
| D. | Existing Zoning                 | “SFR2”; Single-Family Residential District  |
| E. | Existing Land Use               | Single-Family Home  |
| F. | Surrounding Zoning and Land Use | North: “SFR2”; Single-Family Residential<br>South: “SFR2”; Single-Family Residential<br>East: “SFR2” Single-Family Residential<br>West: “SFR2”; Single-Family Residential |
| G. | Comprehensive Plan Designation  | Low Density Residential   |



## **II. BACKGROUND AND ANALYSIS**

The City received a variance petition from Edward Davenport of 2324 Monticello Dr. The petitioner is requesting a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance (UDO) to allow a six (6) foot-high cedar privacy fence in a portion of the front yard along North Bridge Rd. The UDO states that privacy fences cannot be over three (3) feet tall if they are in front of the front building line (home).

The fence will replace an existing six (6) foot high privacy fence that is legal non-conforming. The current fence was constructed in 2007. In 2009 the City amended the UDO to prohibit privacy fences in any yard abutting a street over three (3) feet in height. Previously the UDO allowed six (6) foot high privacy fences in the yard on a corner lot that did not serve as access for the lot.

The fence will run from the south end of the home to within five (5) feet of the sidewalk along North Bridge Rd. The fence will then stretch along North Bridge Rd. to the east property line. There is an existing six (6) foot high chain link fence along the east property line. In addition, there is a wood fence along the north lot line that extends to the northeast corner of the home. The home is about 34 feet from the right-of-way line along North Bridge Rd. The lot is .286 acres (12,458 sq. ft.). There is an existing in-ground pool in the backyard that further limits the useable area of the rear yard and greatly limits the area where a six (6) foot high privacy fence could be placed.

The applicant states they are making the request to replace the existing fence at the same height and location. Over the past three (3) years the fence has deteriorated, and a few panel and post repairs have been necessary. The fence has become a patchwork of repairs and has become an eyesore. The backyard contains an inground pool and the fence secures the owner's two dogs. The complete replacement of the fence is the best course of action to take.

The owner could put up a four (4) foot high open fence in the yard along North Bridge Rd., however the owner has noted challenges with that option. He states in his summary the four (4) foot high fence will not contain his dogs and may encourage them to jump over the fence and therefore raise safety concerns. Mr. Davenport has maintained landscaping between the fence and the sidewalk over the years to soften the look of the privacy fence. He has agreed to add landscaping to further screen the new fence.

The location where the petitioner can place a six (6) foot high privacy fence, under current City regulations, hinders their ability to enjoy the privacy and safety of their full yard. The existing fence has not impaired public health and safety and has not had a negative impact on the surrounding neighborhood and has not caused any safety issues.

## **III. FINDINGS OF FACT FOR VARIATIONS**

The request has been reviewed using the criteria regarding variances stated in Article 18, Section 18.03.03 of the UDO, titled "Findings of Fact," as follows:





**1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of that district.**

The subject lot is zoned "SFR2" Single-Family Residential District. The Unified Development Ordinance (UDO) states that privacy fences in front of the front building line (home) cannot be over three (3) feet tall. The subject lot is 12,458 sq. ft. which results in a small area for a usable back yard and greatly limits the area where a six (6) foot high privacy fence could be placed. There is an existing in-ground pool in the backyard that further reduces the usable rear yard. The location where the petitioner can place a six (6) foot high privacy fence, under current City regulations, hinders their ability to enjoy the privacy and safety of their full yard.

**2. The extraordinary or exceptional conditions of the property, requiring the request for the variance, were not caused by the applicant.**

The subject lot is .286 acres (12,458 sq. ft.) and has existed since 1976 when the subdivision plat for the area was recorded. The applicant purchased the property in 2018. The existing shape of the property, layout of the home on the site, existing fence location and resulting variance request were not caused by the applicant.

**3. The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.**

The lot is .286 acres (12,458 sq. ft.), which results in a small area for a usable back yard and greatly limits the area where a six (6) foot high privacy fence could be placed. In addition, there is an existing in-ground pool in the backyard that further limits the usable area. The subject property is a corner lot which limits the area where a six-foot high privacy fence can be placed. The existing fence has not impaired public health and safety and has not had a negative impact on the surrounding neighborhood and has not caused any safety issues.

**4. The denial of the proposed variance will deprive the applicant of the use of his/her property in a manner equivalent to the use permitted to be made by the owners of property in the immediate area.**

The proposed fence will replace an existing fence and will be placed in the same location. The existing fence has not impaired public health and safety and has not had a negative impact on the surrounding neighborhood and has not caused any safety issues. In addition, there is an existing in-ground pool in the backyard that further limits the usable area.

**5. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.**

The fence will be five (5) feet off the sidewalk along North Bridge Rd. providing some





green space. The applicant will install additional landscaping between the sidewalk and fence along North Bridge Rd. to screen the new fence. The existing fence did not alter the character of the neighborhood. The proposed fence will not alter the character and scale of the structures in the neighborhood. In addition, the proposed fence will not impact the visibility of any adjoining home or any motorist.

**6. The proposed variation will not impair an adequate supply of light and air to adjacent property; unreasonably increase the congestion in public streets, increase the danger of fire or endanger the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb.**

The fence will not impair an adequate supply of light and air to adjacent properties. Furthermore, it will not impair the public health and safety and will not have a negative impact on the surrounding neighborhood and will not impede traffic or cause any safety issues. The City received an e-mail from Amy Doll of 224 Concord Drive noting support for the variance request.

#### **IV. PUBLIC INPUT**

The City received an e-mail from Amy Doll of 224 Concord Drive noting support for the variance request.

#### **V. RECOMMENDATION**

Per the UDO, decisions to approve or deny variances lie solely with the Planning and Zoning Commission. The staff supports the request, and a sample motion is provided below.

#### **Sample Variation Motion:**

Based on the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission approve a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance to allow a new 6-foot-high privacy fence to be constructed in a portion of the front yard along North Bridge Rd. for the property located at 2324 Monticello Dr.as shown on Exhibit A of the staff report dated June 12, 2025 subject to the addition of landscaping between the proposed fence and sidewalk along North Bridge Rd. per the approval of the Planning Director.

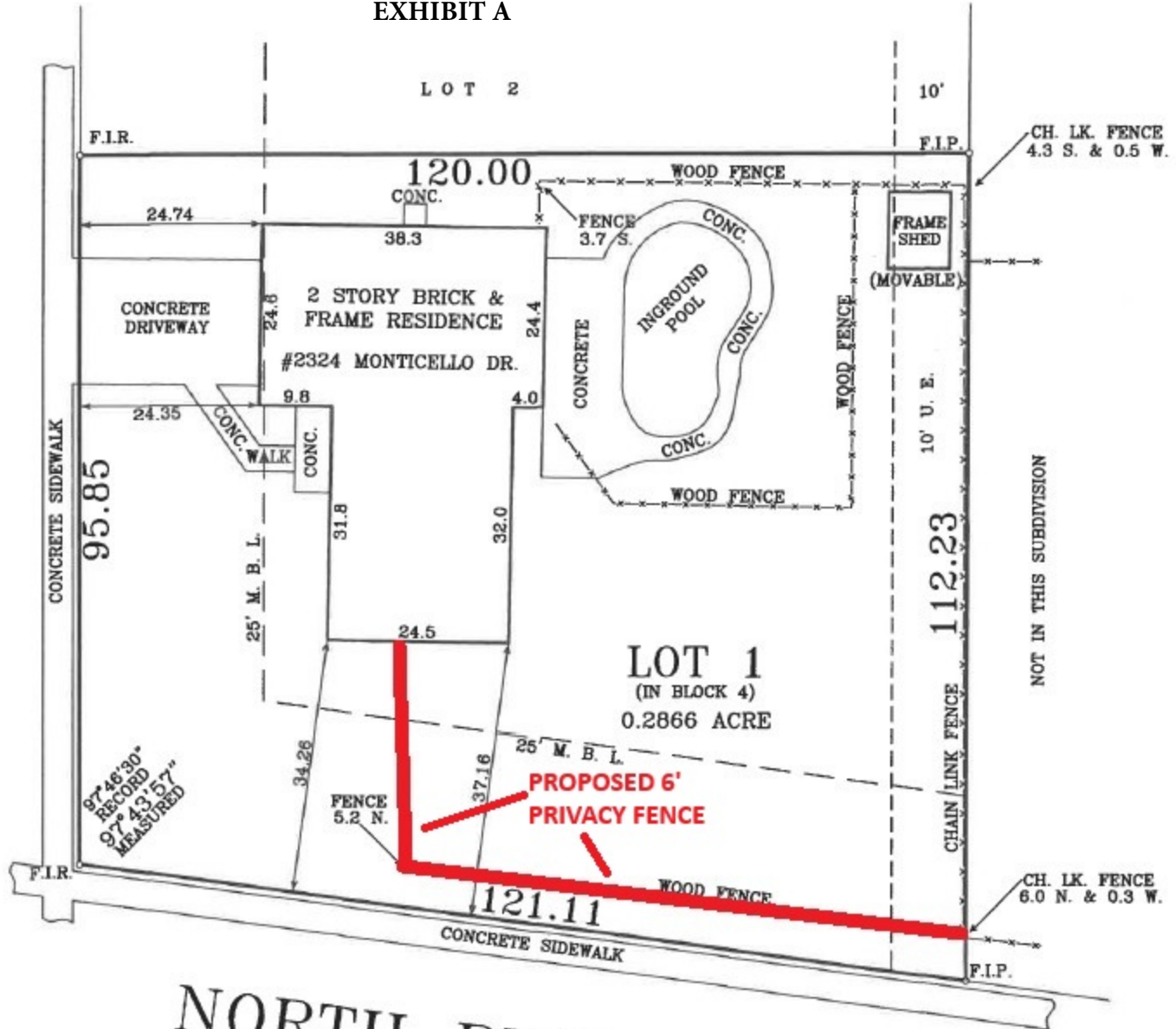




# EXHIBIT A

MONTICELLO DRIVE

(ASPHALT PAVED, 66' WIDE RIGHT OF WAY)

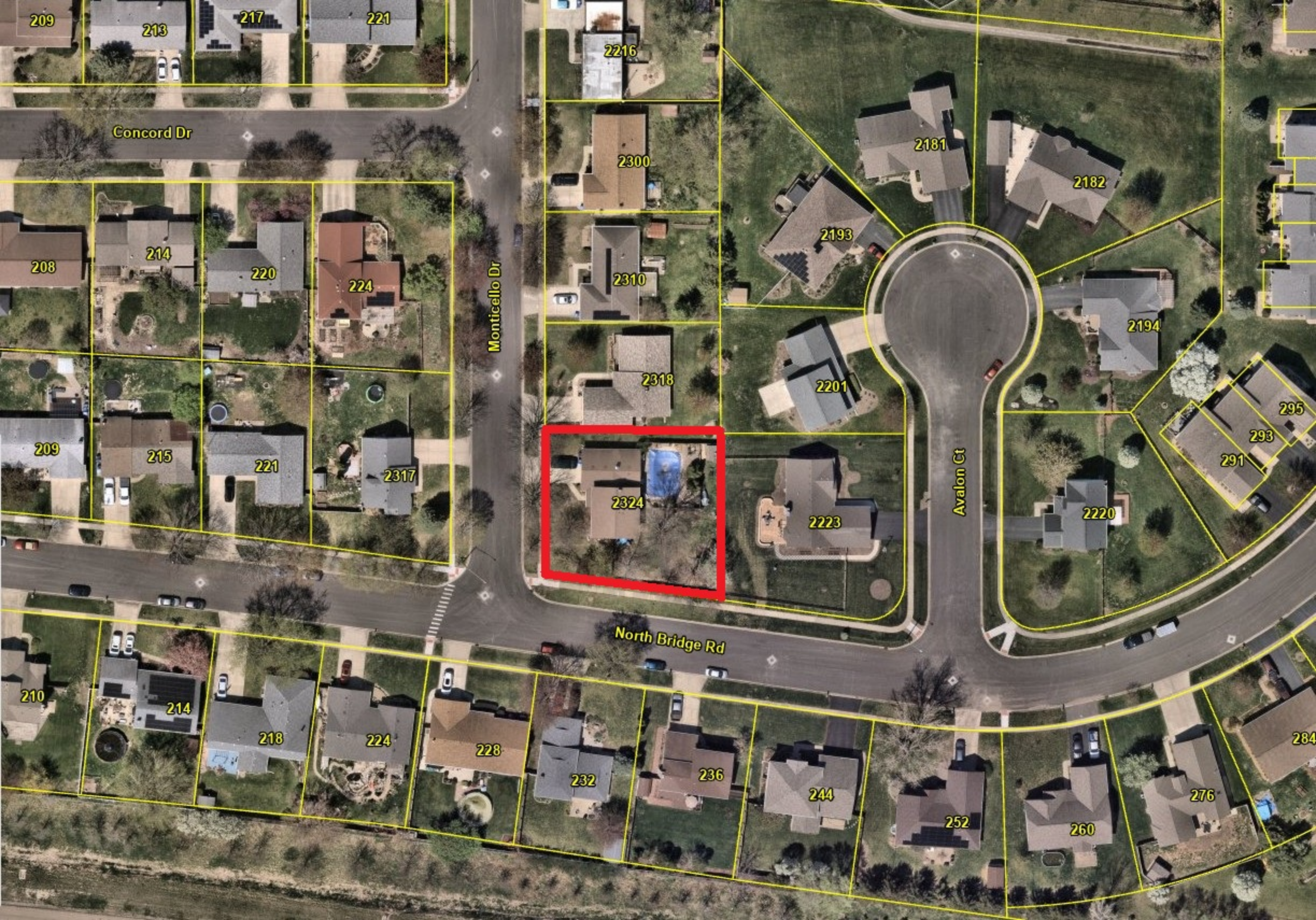


NORTH BRIDGE ROAD

(ASPHALT PAVED, 66' WIDE RIGHT OF WAY)











224

Monticello Dr

2310

2193

2318

2201

2317

2024

2223

Avalon Ct

North Bridge Rd

224

228

232

236

244

252



**From:** [Ed Davenport](#)  
**To:** [Olson, Dan](#)  
**Subject:** Re: Legal Notice - 2324 Monticello Dr.  
**Date:** Friday, May 30, 2025 1:26:41 AM  
**Attachments:** [image001.png](#)

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Please see attached

## **Edward Davenport**

2324 Monticello Drive  
Dekalb, IL 60115

Eddavenport11@yahoo.com

**5/29/25**

Mr. Dan Olson  
Planning Director  
City of Dekalb Illinois

Dear Mr. Olson,

I purchased my home at 2324 Monticello Drive in 2018, drawn largely by the spacious yard and built-in swimming pool—important features for me as a scuba diver and the owner of two Dobermans.

Over the past three years, the 6-foot privacy fence along North Bridge, which borders a public sidewalk, has deteriorated significantly. About two years ago, strong winds caused three 8-foot panels and three 4x4 posts to collapse; the posts had rotted at ground level. I repaired that section using new posts and reinstalled the existing panels. Last year, the front section of the fence facing Monticello Drive—where the gate to the yard is located—also failed, with its posts snapping off at ground level. This has made it increasingly difficult to secure the yard and ensure the safety of my dogs.

Currently, the fence is a patchwork of repairs that has become not only an eyesore but also a concern for my neighbors and me. Our neighborhood is one of the most beautiful in the area, graced with



majestic mature trees and well-maintained homes. In an effort to support that standard, I've decided it's time to replace the entire fence instead of continuing with piecemeal fixes.

Unfortunately, I've learned that current ordinance changes now prohibit replacing the existing fence in its current form and location. To rebuild where it currently stands, the new fence must be reduced to 4 feet in height and must feature an open-view style.

This presents several challenges:

• A 4-foot open fence would not prevent my dogs from seeing—and potentially reacting to—passersby. While my dogs are friendly, their size and barking can be intimidating to children and adults who walk by. The current 6-foot solid fence provides a safe and effective buffer that benefits both my pets and the many pedestrians in our active neighborhood.

• A lower fence would also make it easier for the dogs to look over and possibly jump against or over the fence. This raises safety concerns, especially since my gate is already a spot of interest to them.

• From a design standpoint, I've made efforts over the years to maintain trees and landscaping along the fence line to soften the look of the plain wooden structure. Many neighbors have complimented the rustic, natural feel it adds to the street. I take pride in contributing positively to the neighborhood's charm.

Due to the location of the existing in-ground swimming pool—installed by previous owners—moving the fence inward to comply with the new setback rules would result in significant loss of usable backyard space. In fact, I would have more yard *outside* the fence than inside, effectively defeating the purpose of having a private backyard space at all.

Given these considerations, I am kindly requesting an exception or variance that would allow me to replace the fence in its current location and style. My goal is to maintain safety, privacy, and the aesthetic character of the property—both for myself and the surrounding community.



In consideration of being allowed a variance to offer privacy to all my neighbors, I would also offer to add additional bushes in front of a section of the fence that currently has none to complete the whole rustic look all the way down my section of the public sidewalk.

Thank you for your time and consideration. I would be happy to discuss this matter further or provide additional information if needed.

Sincerely,  
**Edward Davenport**

On Wednesday, May 28, 2025 at 11:19:41 AM CDT, Olson, Dan <[dan.olson@cityofdekalb.com](mailto:dan.olson@cityofdekalb.com)> wrote:

Ed,

The pictures are great. Thanks. You can mail a check for \$100 made out to the City of DeKalb to me at the address below or you can bring it in the office to me.

**Dan Olson, AICP** | Planning Director

City of DeKalb | 164 E. Lincoln Highway | DeKalb, IL 60115

Phone: 815-748-2361

Email: [dan.olson@cityofdekalb.com](mailto:dan.olson@cityofdekalb.com) | Website: [www.cityofdekalb.com](http://www.cityofdekalb.com)



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**From:** Ed Davenport <[eddavenport11@yahoo.com](mailto:eddavenport11@yahoo.com)>



1) The fence also offers additional protection not to expose a built-in swimming pool which could be enticing to children on summer break. I live alone, work full-time M-F, the dogs are kept indoors all day while I'm at work, so entering my yard to sneak in a swim if they knew the pool was there is a real scenario and a safety concern for me. Neighbors I have become close with who have lived here longer than me didn't even know the pool was there until I told them.

2) The fence has been installed since 2007 and has caused no interference with visibility at the intersection of Monticello Drive and North Bridge as it is setback an additional 10' from the front of the house.

On Friday, May 30, 2025 at 01:26:33 AM CDT, Ed Davenport <[eddavenport11@yahoo.com](mailto:eddavenport11@yahoo.com)> wrote:

Please see attached

**Edward Davenport**

2324 Monticello Drive  
Dekalb, IL 60115



**From:** [Amy Doll](#)  
**To:** [Olson, Dan](#)  
**Subject:** Petition request by Edward Davenport at 2324 Monticello Drive  
**Date:** Saturday, June 7, 2025 9:34:38 PM

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[**NOTICE:** This message originated outside of the City Of DeKalb mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Dan -

I received a notice in the mail regarding Ed Davenport's petition for a variance to the UDO for a new privacy fence. I am supportive of the proposal. Ed has had a privacy fence in this location, and I am supportive of allowing it to be replaced with a new one in the same location. He does a great job of maintaining trees and shrubs on the outside of the fence.

Regards,

Amy Doll  
224 Concord Drive, DeKalb



## 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, June 16, 2025, at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by Edward Davenport for approval of a variance to Articles 7.06.3, 7.06.4.b and 7.06.6 of the Unified Development Ordinance to allow a new 6-foot-high privacy fence to be constructed in a portion of the front yard along North Bridge Road for the property located at 2324 Monticello Dr. The subject site has a Parcel Identification Number of 08-34-205-007 and is zoned "SFR2" Single-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, June 16, 2025, or by e-mail to [dan.olson@cityofdekalb.com](mailto:dan.olson@cityofdekalb.com). Further information regarding the petition is available from the Community Development Department at (815) 748-2361 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





## VARIANCE REQUEST

**TO:** Community Development Department, City of DeKalb, Illinois

**FROM:** Petitioner Name(s) Edward Davenport

Phone 815-557-7039

Mailing Address 2324 Monticello Dr.

City DeKalb

State IL

ZIP 60115

Email Eddavenport11@yahoo.com

Property Owner Name(s) Same as Petitioner

Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP \_\_\_\_\_

Email \_\_\_\_\_

1. The petitioner hereby petitions the Planning and Zoning Commission to approve a Variance Request for the following property

A. Common Address of Property 2324 Monticello Dr.

B. Parcel Identification Number (PIN) 08-34-205-007

C. Legal Description – attach additional page(s) if necessary \_\_\_\_\_

See Attached

2. Current Zoning District SFR2 Current Use Single-Family Home

3. From what portion of the Unified Development Ordinance are you requesting a variance?

Article 7

Section 06

Paragraph 3, 4.b and 6



4. The petitioner hereby submits the following:

- ☐ Variance Fee (\$100.00 Residential; \$250.00 Non-Residential)
- ☒ Plat of Survey of the property showing lot lines, location of existing buildings, structures, and other improvements, and a scale drawing of the proposed addition(s) or change(s) requiring the variance
- ☐ Documentation attached on additional page(s) that supplies the following:
  - A. Explain the nature of the variance requested and attach a scale drawing of the survey of the property showing lot lines, location of existing buildings, structures and other improvements, and showing the proposed addition or change requiring the variance.
  - B. Describe in detail how the strict application of the terms of the ordinance relating to the request for a variance imposes practical difficulties or particular hardship while not serving merely as a convenience to the petitioner.
  - C. Demonstrate the request for a variance will be in harmony with the general purpose and intent of the ordinance by clarifying the request will NOT:
    - 1) Impair an adequate supply of light and air to adjacent property,
    - 2) Unreasonably increase congestion upon public streets,
    - 3) Increase the danger of fire or endanger public safety,
    - 4) Unreasonably diminish or impair established property values within the surrounding area,
    - 5) In any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb.
  - D. Demonstrate that denial of the request for a variance will:
    - 1) Prevent the property in question from yielding a reasonable return if only permitted to be used under the conditions allowed by ordinance,
    - 2) Prove the exceptional conditions were not caused by the applicant,
    - 3) Prove the proposed variance will deprive the applicant the use of the property in a manner equivalent to the use permitted to be made by owners of property in the area,
    - 4) Result in a structure that is appropriate to and compatible with the character and scale of structures in the area.

\*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 meeting May 22, 2025

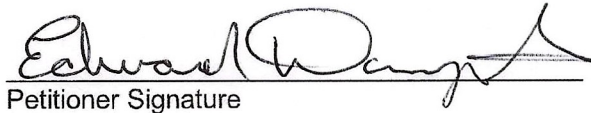
Those in attendance Edward Davenport and Planning Director Dan Olson

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

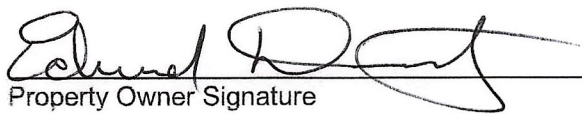


5. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.
6. The petitioner hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission's Public Hearing Procedures.

I hereby swear that all statements contained herein, and any plans and papers submitted herewith, are true to the best of my knowledge and belief.

  
Petitioner Signature

5/23/25  
Date

  
Property Owner Signature

5/23/25  
Date



## OF

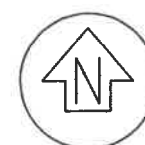
NOTES:

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT  
STATE OF ILLINOIS STANDARDS FOR BOUNDARY SURVEYS.

SS

COUNTY OF DEKALB )

PHONE (815) 508-9766 EMAIL: eadienhart@aol.com



PREPARED FOR:  
ULLRICH LAW, LLC  
DEKALB, ILLINOIS



















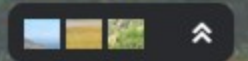








Oct 2022 See latest date





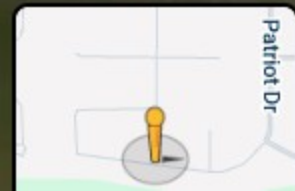


DeKalb MPO (DSATS)



Jun 2021

[See more dates](#)



Patriot Dr



Search Google Maps



Share



Directions



232 North Bridge Rd

DeKalb, Illinois



Google Street View

Oct 2022

See latest date







N Bridge Rd

22169