

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
January 19, 2021

The Planning and Zoning Commission held a meeting on January 19, 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. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the January 19, 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.

C. APPROVAL OF MINUTES

1. January 4, 2021 – Chair Maxwell requested a motion to approve the January 4, 2021 minutes as presented. Mr. Becker motioned to approve the minutes as presented. Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

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

None

E. NEW BUSINESS

1. **Public Hearing** – A petition by Goldframe LLC (Facebook) requesting approval of a Final Plat of Resubdivision, amended Final Plan, and amended Development Standards to accommodate a ComEd Substation for property located along the south side of E. Gurler Road, east of Route 23.

Karl Camillucci, representing Goldframe LLC (Facebook), advised they are petitioning for approval of a plat of resubdivision, an amendment to the final development plan and an amendment to the development standards that were approved with this project last year. He said, fundamentally, the project proposal has not changed. He mentioned the subject site includes a substation that will be operated by ComEd, which will deliver electricity to the neighboring data center.

Mr. Camillucci noted when the project was originally approved, ComEd did not have specific details regarding the exact size, design, or location of the substation. He advised the resubdivision will create a new lot, which will be sold to ComEd for their substation. He stated an access road to the substation will be added along the southern edge of the Goldframe LLC property to the Crego Road turnaround.

Mr. Camillucci stated Goldframe LLC requested an amendment to the development standards regarding setbacks for paved areas and buildings to accommodate the substation and access road to the substation. He noted only the access road and substation will be excluded from the setback requirements established in the original development agreement. Mr. Camillucci said there were adjacent residents concerned the setback requirements would be changing for Route 23, which he clarified they would not be.

Principal Planner Dan Olson went through the staff report dated January 14, 2021. He advised the plans between Goldframe LLC and ComEd have been refined regarding the location and size of the substation. He noted the petitioner is requesting a resubdivision to create a separate lot for the ComEd substation, which will be accessed by the Crego Road turnaround. He mentioned this access will be gated and will not be accessible by the public.

Mr. Olson said the final development plan was adjusted to meet the proposed resubdivision and substation layout. He stated the petitioner is also requesting an amendment to the building setback requirements along the south property line, which is currently 150 feet for buildings. He noted the ComEd property line will be approximately 25 feet from the south property line and a small utility building will be approximately 75 feet away. Mr. Olson pointed out the building setbacks for the data center or any setbacks along Route 23 or Gurler Road will not be changed.

Mr. Olson stated the City received the following comments from residents that live on the west side of Route 23, near Gurler Road.

Jim and Dawn Elliott, of 17933 State Route 23, indicated by e-mail concerns regarding the setback and berm along Route 23. Mr. Olson noted the Elliott's

were advised the setback and berm along Route 23 would not be changing from the original development agreement.

David and Melony Zimmerman, of 17821 State Route 23, noted by e-mail concerns regarding the setback along Route 23 and utility companies working on their property. Mr. Olson noted they were advised the setback along Route 23 would not be changing and utility companies/surveyors can conduct necessary work on their property if it doesn't cause damage.

Paul Knigge, of 3255 State Route 23, indicated by e-mail concerns of noise and truck traffic. Mr. Olson responded that Mr. Knigge was advised there will be truck traffic due to the construction of the Facebook site, but most of the traffic will be using Peace Road.

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

Chair Maxwell gave Commission members an opportunity to speak.

Jerry Wright questioned if the substation is larger than what was originally submitted. Mr. Olson advised the substation is approximately the same size or just slightly larger but moved farther south to accommodate the Facebook development. Mr. Wright questioned if there will be any other changes with the project in the future. Mr. Olson advised there could be future changes, but it would have to go through a public hearing if it's significant enough. Mr. Camillucci advised there were no current plans for any additional changes, but with the size of the project, it is very possible.

Chair Maxwell questioned if the landscaping or aesthetics have changed from the first time the project was submitted. Mr. Olson responded the general aesthetics have not changed for the subject site.

Mr. Wright moved the Planning and Zoning Commission recommend approval of the Final Plat of Subdivision of DeKalb Subdivision – Phase 2 (3 sheets) dated 12-21-20 prepared by Jacob and Hefner Associates as shown on Exhibit A; approval of an amendment to Ordinance 2020-026 regarding the Final Plan dated 12-28-20 as shown on Exhibit B and an amendment to the Development Standards in Ordinance 2020-026 as shown on Exhibit C.

Mr. Klein 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.

F. REPORTS

Mr. Olson welcomed Maria Pena-Graham to the Commission. Mr. Olson advised the appointment of a Vice Chair will be on the agenda for the next Commission meeting.

Mr. Olson stated the special use permit for a parking lot at 1030 E. Locust St. was approved on first reading during the last City Council meeting. He noted a few residents came to the meeting to discuss the operations of Nehring Electrical. He added the City Council voted to bring the petition back for a second reading on January 25, 2021.

Mr. Olson advised no public hearings were scheduled for the February 1, 2021 meeting and will likely be cancelled. He added the following meeting will be on Tuesday, February 16 due to President's Day.

G. ADJOURNMENT

Mr. Becker motioned to adjourn, Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:24 PM.