

MINUTES  
CITY OF DEKALB  
**PLANNING AND ZONING COMMISSION**  
April 3, 2023

The Planning and Zoning Commission held a meeting on April 3, 2023, in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St. DeKalb, Illinois. Vice Chair Bill McMahon called the meeting to order at 6:00 PM.

A. ROLL CALL

Recording Secretary Stephanie Turner called the roll. Planning and Zoning Commission members present were: Steve Becker, Trixy O’Flaherty, Maria Pena-Graham, Shannon Stoker, Jerry Wright, and Vice Chair Bill McMahon. Max Maxwell was absent. Planning Director Dan Olson was present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Vice Chair McMahon requested a motion to approve the April 3, 2023, 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. February 21, 2023 –Vice Chair McMahon requested a motion to approve the February 21, 2023, minutes as presented. Mr. Becker motioned to approve the minutes as presented. Ms. Stoker 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 Pappas Glasgow Development LLC represented by John Pappas for approval of the rezoning of the site at 2239 Sycamore Road from the “SFR1” Single-Family Residential District to the “PD-C” Planned Development Commercial District in order to accommodate a tent rental showroom, offices and warehouse in the existing commercial building on the subject site and approval of waivers to the Unified Development Ordinance.

Foti Pappas, representing the applicant and owner of the property at 2239 Sycamore Road, said they are proposing a warehouse use for the building that was originally built in the 1960’s and was a furniture warehouse. He explained that NIU bought the building in the 1990’s and used it as an art annex building, however the building fell into disrepair. Mr. Pappas mentioned the petitioner purchased the property a year and a half ago and has spent close to \$200,000.00 on upgrades and repairs to the building. Mr. Pappas is requesting the zoning to be compatible with the past use of the building and the surrounding zoning. He said he is looking to have Midwest Tents and Events

use this location for their services. Mr. Pappas mentioned they are currently located along S. 7<sup>th</sup> St. in the City.

Planning Director Olson went through the Staff Report dated March 30, 2023. He covered the history of the property stating in 2010 the City forced annexed the property which automatically zoned the property as "SFR1" Single-Family Residential. Mr. Olson stated the applicant purchased the property in February of 2022 and has made numerous repairs to the building.

Mr. Olson added Midwest Tents and Events is looking to occupy the building with no building expansion planned. He said there may be a small improvement to the parking lot near the loading dock to help with the turning radius for trucks using the dock. Mr. Olson described the parking lot which includes 35 spaces, with the proposed use only requiring 8 spaces and an area for a few trucks and trailers. He noted the floor plan indicates 8 to 9 offices, 2 bathrooms, approximately 1,100 sq. ft. of a showroom, and the remaining 66% of the building would consist of warehouse space.

Mr. Olson explained the requested waivers to the UDO with the first being the minimum lot size for Planned Development being 2 acres, this property is 1.96 acres. He went on to discuss the 50-foot required buffer in the PD-C District between a non-residential use and any adjacent residential zoning. Mr. Olson said this waiver is needed due to the existing building being 17 feet from a residential zoned bike path (DeKalb Nature Trail). He added the proposal of 66% of the building being used for a showroom exceeds the maximum of 50% in the PD-C District.

Mr. Olson noted a water line will be extended from the main behind the Ellwood Steak and Fish House to the building and they are already hooked up to a public sanitary sewer. He stated a letter from Keith and Patricia Nyquist of 18 Greenwood Ct. was received prior to the meeting. Mr. Olson said the Nyquist's had a few questions about rezoning and potential impacts, which were addressed by the City. Planning Director Olson informed the Commission the City recommends approval of the rezoning petition.

Vice Chair McMahon asked if there were any comments from the public.

Keith Nyquist of 18 Greenwood Court mentioned it was his fourth time in front of the Commission to discuss the subject property. He stated he generally supports the rezoning request which brings economic development to the community. Mr. Nyquist voiced concerns with the hours of operation and hours for garbage pickup. He said currently garbage pickup is at 5:00 a.m. on Monday, Wednesday, and Friday's which makes sleep difficult. He stated he is hoping the owner and/or tenant will see if this can be changed to around 7:00 AM. Mr. Nyquist also questioned the proposed lighting and said the current lighting is reasonable. He also inquired if the trees on the west side of the property would be removed.

Foti Pappas addressed the questions and said there will be no additional lighting added and it would just be changed to LED lighting. Mr. Pappas stated there will be no cutting down of any trees and he will inquire about possibly changing the time for garbage pickup with their waste hauler but can't guarantee it will be changed.

Adam Curtis, owner of Midwest Tent and Events, discussed the hours of operation are 9:00 a.m. to 5:00 p.m. for the public. He added there may be employees operating inside the building outside of those hours. Mr. Curtis also said he would try to see if the garbage could be picked up at a different time with anticipation of only one pickup per week.

David McCleary of 12 Greenwood Court expressed appreciation of bringing business to the community but wants there to be a good balance between commercial and residential development. Mr. McCleary said he has lived at 12 Greenwood Court for 33 years and has seen a huge amount of change in noise, light, and traffic. He stated due to development in the area, traffic avoids Sycamore Road and uses Greenwood Acres Dr. and travel at unreasonable speeds. Mr. McCleary stated the additional traffic and bikers lead to more noise.

James Hovis, who manages leases at the DeKalb Industrial Park where Midwest Tent and Events is currently located stated he supports the proposal. He noted the owner of Midwest Tent & Events, Adam Curtis, is a high-class tenant working with a high-class developer (Pappas) and has never received complaints from neighbors at their S. 7<sup>th</sup> St. location.

Vice Chair McMahon asked if there were any questions or comments from the Commission members.

Mr. Wright asked what the property was zoned when NIU owned the property. Planning Director Olson stated he was unsure due to the property being unincorporated DeKalb County in 1996 (property was annexed to City in 2010). He said it was probably a commercial or industrial zoning classification.

Mr. Wright questioned what is needed if the owner wants to expand the parking into the green area around the building. Mr. Olson responded an amendment to the ordinance would be needed for any significant changes to the building footprint and a public hearing would have to be conducted. He pointed out the petitioner is planning a small improvement to the parking lot near the loading dock to help with the turning radius for trucks using the dock.

Mr. Wright inquired about the current location for Midwest Tents and Events. Adam Curtis said they are currently located at 1300 S 7<sup>th</sup> Street and occupy 16,000 sq ft.

Mr. McMahon asked about the square footage of the proposed building. Mr. Curtis replied it is 30,000 sq. ft.

Mr. Becker commented on the responsibility of the Commission to look at the growth and compatibility of commercial and residential development. He said the Commission needs to look at proposals and how they impact adjacent areas. Mr. Becker mentioned he was pleased to hear Midwest Tent is a good neighbor at their S. 7<sup>th</sup> St. location and will hopefully be the same at this location.

Ms. Stoker moved that based on the submitted petition and testimony, the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of the rezoning of subject site at 2239 Sycamore Road from the "SFR1"

Single-Family Residential District to the "PD-C" Planned Development Commercial District per the Plat of Survey dated 2-11-22 attached as Exhibit A, the standards in Exhibit B and the Floor Plan dated 3-18-23 attached as Exhibit C with the condition the building shall be connected to the City water supply prior to issuance of a temporary occupancy permit.

Ms. O'Flaherty seconded the motion.

A roll call vote was taken. Mr. Becker – Yes, Ms. O'Flaherty – Yes, Ms. Pena-Graham – Yes, Ms. Stoker- Yes, Mr. Wright – Yes, Vice Chair McMahon – Yes. Max Maxwell was absent. Motion passed 6-0-1.

#### F. REPORTS

Planning Director Olson stated the updated 2023 Zoning Map and memo showing the changes was placed at the Commissioners tables. Mr. Olson announced the next Commission meeting is set for Monday, April 17<sup>th</sup> with a hearing scheduled for a variance regarding a driveway expansion on Basswood Lane. Mr. Olson stressed there are a lot of projects in the works so it should be a busy few months ahead.

#### G. ADJOURNMENT

Mr. Wright motioned to adjourn, Mr. Becker seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:36 PM.

Minutes prepared by: Stephanie Turner Approved: April 17, 2023