

MINUTES
CITY OF DEKALB
Annie Glidden North Revitalization Plan Task Force
Housing and Commercial Development Subcommittee Meeting
April 5, 2018

The Annie Glidden North Task Force Housing and Commercial Development Subcommittee held a meeting on Wednesday, March 14, 2018 at City Hall in Council Chambers. The meeting was called to order at 2:08 pm

A. Roll Call

Present: Glenn Roby, Denise Weinmann, Shelly Perkins, Morgan Brickley.

Also in attendance were Ray Munch and Dan Olson. Notes taken by Mim Evans.

Not Present: Ellingsworth Webb, Leroy Mitchell

B. Approval of Agenda

Motion by Shelly Perkins, Second by Morgan Brickley. Motion carried unanimously.

Ellingsworth Webb arrives at 2:15 p.m.

C. Approval of Minutes

Motion by Ellingsworth Webb. Second by Glenn Roby. Motion carried unanimously.

D. Public Participation:

None

E. Items for Discussion/Action

Subcommittee members discussed the list of recommendations identified during previous subcommittee meetings. Members discussed several minor changes to the list of recommendations and identified projects that should be considered early action projects. The list of final recommendations is attached as Exhibit 1.

1. Review and final discussion of recommendations

Glenn Roby moved to approve the list of recommendations as revised. Second by Shelly Perkins. Motion carried unanimously.

F. Adjournment

Motion by Denise Weinmann, Second by Glenn Roby. Motion carried unanimously. Meeting adjourned at 3:35 p.m.

Exhibit 1

Housing and Commercial Development – Projects and Actions

(Early action projects are highlighted)

- 1) A neighborhood with a vibrant mix of students, families, and Greeks.
 - a. Reduce housing density
 - b. Create ADA accessible housing units in other parts of DeKalb to provide options for those looking to relocate to neighborhoods better suiting their needs.
 - c. Promote system that empower people to report crime (Alert DeKalb)
 - d. Consider scattered sites model through the Housing Authority for low-income housing as a means to reduce density and create a win/win model of improving blighted properties and giving families better opportunities.
 - e. Funding building improvements and creating governance (i.e. sprinklers) to make improvements in the neighborhood.
 - f. Engage in self-promotion/marketing of the City and its opportunities focusing on our strengths.

- 2) Efficient and well-located off-street parking
 - a. Future parking lot/green space at 912 Edgebrook
 - b. Utilize lot between Fanatico and Campus Cinema
 - c. Relocate University Plaza’s parking lots to east side of property; converting west side parking to a commercial frontage. Even consider farmers market/food truck events in lot. May be a consideration for NIU lots
 - d. Build parking structures in key locations.
 - e. Consider revisions to UDO with regard to parking in AGN.

- 3) Annual increases in local property values
 - a. Implement public safety measures – lighting, cameras, etc.
 - b. Encourage property owners to install cameras and grant access to street facing cameras to DeKalb PD.
 - c. Create walkable areas along Annie Glidden Rd.; consider a pedestrian crossing over Annie Glidden Rd.

- 4) Well-maintained and managed properties
 - a. Include Suburban Apartments as part of future discussion.
 - b. Consider annexations to allow for improving properties.
 - c. Educate property owners/managers on code compliance and encourage membership in organizations like DeKalb Area Rental Association (DARA).
 - d. Enforce building and property maintenance codes.

- 5) A blend of retail and entertainment/nightlife options attractive to both local residents and visitors
 - a. Mixed use development at corner of Hillcrest/Blackhawk
 - b. Concentrating commercial/retail/restaurant to Annie Glidden Road frontages.
 - c. Commercial development at Twombly/Annie Glidden Road

- d. Redevelopment of Annie Glidden/Lucinda including mixed use development.
- 6) Public and private investment are aligned and coordinated
- a. Consider TIF districts for the area
 - b. Maintain relationships between the City and landlords/DARA
 - c. City assistance with relocation expenses for existing business moving into the AGN area.

Minutes by Diana Robinson, Center for Governmental Studies

Minutes approved by the AGN Task Force Meeting on: May 7, 2018