

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
April 17, 2023

The Planning and Zoning Commission held a meeting on April 17, 2023, in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St. DeKalb, Illinois. Chair Max Maxwell called the meeting to order at 6:01 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 Chair Max Maxwell. Bill McMahon was absent. Planning Director Dan Olson was present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the April 17, 2023, agenda as presented. Ms. Stoker 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. April 3, 2023 –Chair Maxwell requested a motion to approve the April 3, 2023, minutes as presented. Ms. O’Flaherty motioned to approve the minutes as presented. Mr. Becker 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 Brian and Kristy Foster for approval of a variance to the Unified Development Ordinance in order to construct a driveway addition at 3353 Basswood Lane that exceeds the maximum width allowed.

Brian Foster, owner of 3353 Basswood Lane, explained the request to expand their driveway to accommodate a three-car length driveway which is what others in the surrounding neighborhood currently have. He stated the hardship comes from their property being a pie shaped lot. Mr. Foster added he has a child driving and doesn’t want multiple cars parked on the street.

Planning Director Olson went through the Staff Report dated April 13, 2023. Mr. Olson spoke on the driveway width regulations in the UDO, which states no drive can cover more than 40% of the lot or 36 feet, whichever is less. He stated the request is for a 12-foot addition to the current 17-foot-wide driveway to accommodate an extra parking space.

Mr. Olson added the lot is wide in the rear and narrows down to 40 feet at the front lot line and the current driveway even exceeds the 40% regulation. He added the lot is under the 50-foot-wide lot width regulation in the UDO. Mr. Olson informed the Commission there are 47 lots in the subdivision (Hidden Grove) with 18 consisting of three car garages. He reiterated the shape of the lot creates a hardship for the owners.

Planning Director Olson said three letters of support were received for this request. The first was an e-mail from Jason and Whitney Hawkins of 3337 Basswood Lane noting their support. He also mentioned Margie Lepien of 3318 White Oak Drive and Amy and Dennis Johnson of 3328 Basswood Lane sent documentation to show their support for the variance. Mr. Olson stated the City recommends approval of the variance.

Chair Maxwell asked if there were any comments from the public in which there were none.

Chair Maxwell asked if there were any questions or comments from the Commission members in which there were none.

Ms. O'Flaherty moved that based on the submitted petition, testimony presented and findings of fact, the Planning and Zoning Commission approve a variance to Article 12.03.6.c.1 of the Unified Development Ordinance in order to construct a driveway addition at 3353 Basswood Lane that exceeds the maximum width allowed as shown on Exhibit A.

Ms. Pena-Graham 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, Chair Maxwell – Yes. Bill McMahon was absent. Motion passed 6-0-1.

F. REPORTS

Planning Director Olson announced the next Commission meeting is set for Monday, May 1 with a hearing scheduled for a hotel on Peace Road north of Pleasant Street. He mentioned the second meeting in May is scheduled for May 15 which will consist of an extension of a special use permit for Littlejohn School's modular classroom. Mr. Olson informed the Commission the City Council approved the rezoning for 2239 Sycamore Road at their last meeting.

Shannon Stoker inquired if there were any updates on the cannabis dispensaries. Planning Director Olson explained both dispensaries (E. Locust St. and W. Lincoln Hwy.) are working on the interior of their buildings, and both indicated they should be opened by end of the summer.

Steve Becker asked about a date for completion of the residential project at 200 S. 4th Street (City Hall Suites). Mr. Olson said they have started back up with work on one of the buildings and the developers' focus (Pappas) this year is on the project.

Mr. Olson informed the Commission a rezoning petition will be coming for the site at the NW corner of W. Hillcrest Dr. and Blackhawk Rd. once the City Council determines what will be built on the property.

Steve Becker questioned the timing of the City entryway signs referenced in the 2022 Comprehensive Plan. Mr. Olson stated he would check with the City Manager on the status and respond back to Mr. Becker.

Shannon Stoker asked the status of the sandwich shop that was to be located at 922 S. 4th Street. Mr. Olson responded the owner was no longer pursuing the sandwich shop for the location.

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 6:15 PM.

Minutes prepared by: Stephanie Turner Approved: May 1, 2023