

MINUTES  
CITY OF DEKALB  
**PLANNING AND ZONING COMMISSION**  
May 1, 2023

The Planning and Zoning Commission held a meeting on May 1, 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 6:00 PM.

A. ROLL CALL

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

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the May 1, 2023, agenda as presented. Mr. McMahon 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 17, 2023 –Chair Maxwell requested a motion to approve the April 17, 2023, minutes as presented. Ms. O'Flaherty 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 EO5 Hotels represented by Primit Patel for the approval of the rezoning of the site at 902 Peace Road from the "HI" Heavy Industrial District to the "PD-I" Planned Development Industrial District and approval of a preliminary development plan, and associated waivers to the UDO in order to accommodate a 121 room Marriott branded hotel.

Primit Patel of EO5 Hotels, contract purchaser of subject site, stated he currently is the owner of the Hampton Inn and Home2 Suites on S. Annie Glidden Rd. and is requesting rezoning of the property to accommodate a Marriott branded hotel. Mr. Patel informed the Commission he knows there is a demand for another hotel in the area due to currently operating two hotels in DeKalb.

Mr. Patel stated workers in DeKalb who are Marriott loyal guests have been staying in Aurora and Naperville to obtain loyalty points. He stressed there are no hotels on

Peace Road in DeKalb and the subject site is four miles from Chicago West Business Center. He explained this will be a dual branded hotel sharing a lobby and a pool. He added 60 rooms will be a Fairfield Inn which will be standard stay, and 61 rooms will be a TownePlace Suites which is an extended stay option.

Planning Director Olson went through the Staff Report dated April 27, 2023. Mr. Olson stated the petition is to rezone the site from the "HI" Heavy Industrial District to the Planned Development Industrial District to accommodate the hotel. He stated the subject site is a 2.5-acre lot in the Airport North Industrial Park Unit 4 Subdivision which currently has a shared access off Peace Road with adjoining businesses. He mentioned the hotel access will be slightly modified to make it safer and more efficient.

Mr. Olson said the number of parking spaces required is 127 and 136 spaces will be provided. He informed the Commission a Final Development Plan will come back to the Commission for review and will include engineering, landscaping, a lighting plan, and final architectural renderings.

Planning Director Olson explained the applicant is meeting many of the goals of the Comprehensive Plan and the hotel will be a catalyst for future development along Peace Road. Mr. Olson covered two waivers to the UDO, one being the maximum site coverage and the other a reduced parking setback along the north property line. He added the two waivers will not have a detrimental effect on the surrounding area.

Mr. Olson discussed the public input that was received including an e-mail from David Swigart, CEO of Conserv FS (owners of Fast Stop Express) noting support of the request. He said three additional letters were received today. Mr. Olson mentioned letters of strong support were received from the DeKalb County Convention and Visitors Bureau and Paul Borek of the DeKalb County Economic Development Corporation. He added a letter not supporting the proposal was received from the DeKalb County Building and Construction Trades Council. Mr. Olson ended by saying the City strongly recommends approval of the project.

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.

Shannon Stoker inquired if there would be any other shared amenities like a restaurant or bar amongst both hotels. Primit Patel stated just a pool and a gym.

Maria Pena-Graham asked if the workers working there will be local workers, including construction workers. Mr. Patel said all workers at other hotels live in DeKalb and there is a requirement that any manager relocate to DeKalb. He stated the residence of the construction workers depends on the company that wins the bids for the work.

Maria Pena-Graham addressed Mr. Olson and inquired if he thinks other businesses and restaurants will come to the area because she has talked with people who stay at hotels that are near restaurants. Mr. Olson said he strongly believes the proposed hotel will lead to future development in the area.

Mr. Wright asked if someone could speak to the letter from the DeKalb County Building and Construction Trades Council which did not support the hotel. Mr. Olson noted the applicant can respond but the focus of the Commission should be on the findings of fact for the rezoning. Mr. Patel explained they try to use union workers when feasible, however it depends on bids they receive and the project budget. He mentioned the entire project could not be completed using all union laborers, as it would not be feasible.

Mr. McMahon moved that based on the submitted petition and testimony presented, the Planning and Zoning forward its findings of fact and recommend to the City Council approval of the rezoning of subject site at 902 Peace Road from the "HI" Heavy Industrial District to the "PD-I" Planned Development Industrial District for a 121-room Marriott Branded Motel to be located on the subject property per the Preliminary Development Plans and Development Standards listed in Exhibit A of the staff report with the condition the access to the subject site be revised on the Final Development Plan per the approval of the City Engineer.

Ms. Pena-Graham seconded the motion.

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

#### F. REPORTS

Planning Director Olson announced the next Commission meeting is set for Monday, May 15, which will consist of two hearings. One is for a text amendment for the Kishwaukee Water Reclamation District and the other is an extension of a special use permit for Littlejohn School's modular classroom.

City Engineer Zac Gill touched on the current and upcoming road projects starting with the work being conducted on two bridges (N. 1<sup>st</sup> St. and Lucinda Ave). He said the City received funding from the State and the bridges were deemed at the end of their useful life. He mentioned the work should be completed by this fall. Mr. Gill also explained the major project along Peace Road including the widening through Fairview Dr. Finally, he stated they are ahead of schedule with the annual street maintenance program for the year.

#### G. ADJOURNMENT

Mr. Wright motioned to adjourn, Ms. O'Flaherty seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:18 PM.

Minutes prepared by: Stephanie Turner Approved: May 15, 2023