

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
July 3, 2019

The Planning and Zoning Commission held a Meeting on July 3, 2019, at the City of DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. Chair Christina Doe called the meeting order at 6:02 PM.

A. ROLL CALL

Recording Secretary Christine Wang called the roll. Planning and Zoning Commission members present were: Chair Christina Doe, Katharina Barbe, Vicki Buckley, Ron Klein, and Max Maxwell. Commissioners David Castro and Jerry Wright were absent.

City staff present were Principal Planner Dan Olson and Recording Secretary Christine Wang.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Christina Doe requested a motion to approve the July 3, 2019, agenda as presented. Ms. Buckley motioned to approve the agenda as presented. Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

None

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

None

E. NEW BUSINESS

1. **Public Hearing** – Petition by Park 88 Group, LLC for approval of an amendment to the development agreement for Park 88 approved by Ordinance No. 04-53 and the annexation agreement approved by Ordinance 07-61 to accommodate changes to the land use, setbacks, building height, interior roadway alignments, Peace Road improvements, roadways costs, building appearance and landscape standards, signage, lighting, fences and pedestrian/bicycle paths for an approximately 570 acre site located generally on the west side of Peace Road, south of East Lincoln Highway and north of Fairview Drive. The petitioner is also requesting the rezoning of approximately

102 acres from “SFR1” Single-Family Residential to “PD-I” Planned Development Industrial and “PD-C” Planned Development Commercial zoning.

The applicant, Mark Goode with Venture One Real Estate located at 95100 Bryn Mawr Avenue in Rosemont, Illinois, introduced himself. He noted Jeff Raduechel, Senior Vice President of Development Services for Venture One Real Estate was also in attendance. Mr. Goode stated the purpose of this petition goes back many years and gave some history of the development and the ownership. He said in 2004, the development was owned by Paul Layman and Macom Corporation and they did a development agreement to construct the Target building. Mr. Goode said in 2007 Macom Corporation bought the Orr Parcel which was zoned “SFR1” Single-Family Residential. He said Park 88 Group, LLC bought Park 88 in 2009-2010 and have built three buildings for 3M, working under a development agreement that is still in effect. Mr. Goode said he would like the development agreement to be updated to accommodate future growth for the remaining vacant parcels. Mr. Goode stated the development could support several new buildings and has the area to accommodate over 2 million square feet.

Principal Planner Olson went through the staff report dated June 28, 2019, stating the applicant, Park 88 Group, LLC, is requesting approval of an amendment to the Development Agreement for Park 88 approved by Ordinance No. 04-53 and the Annexation Agreement approved by Ordinance 07-61 to accommodate future growth. He stated the petitioner is also requesting that approximately 102 acres of property, also called the Orr Parcel, in the northeast portion of the development be rezoned from “SFR1” Single-Family Residential to “PD-I” Planned Development Industrial and “PD-C” Planned Development Commercial.

Principal Planner Olson went through the history of approval for Park 88. He said in 2004 the City Council approved the Final Plat and Final Development Plans for the Target Distribution Center, then in 2007 approved the Final Plat and Final Plan for the first 3M building along Fairview Drive. Principal Planner Olson said in 2010 the City Council approved the Final Plan and Plat for the second 3M building and in 2015 a third 3M building was approved.

Principal Planner Olson gave a summary of the changes between the 2004 and 2007 Ordinances and the proposed development and annexation agreements. He said the list of permitted uses was expanded and is more specific, reflecting the current Unified Development Ordinance (UDO) list of uses. He said the area of the site within 400 feet of East Lincoln Highway will be allowed retail and service uses and be rezoned to “PD-C” Planned Development – Commercial. Principal Planner Olson also noted setback standards for buildings and parking lots from the ComEd right-of-way (along the west side of Peace Road) are proposed to be more consistent with the setbacks in the agreement from a street right-of-way. He said the maximum building height

remains at 100 feet; however, the amendment would increase the height from 40 feet to 60 feet when additional setbacks apply.

Principal Planner Olson noted changes are proposed for the interior roadway alignments, with future buildings and roadway layouts better defined in the northeast portion of the site, east of Target. He said an area of smaller lots and an internal public roadway at the northwest corner of Peace Road and Fairview Drive is proposed for removal, and the area is to be replaced with one large building with private roadways. He added the City has presently programmed the portion of Peace Road from I-88 to Illinois Route 38 (Lincoln Highway) for improvements at an estimated total cost of \$10 Million with Federal and state grants covering eighty percent of the costs and local funding covering twenty percent. He said the owner has agreed to be responsible for the payment of \$750,000 for any local share of the cost of designing and constructing Peace Road. Principal Planner Olson added the proposed agreement states the City will perform maintenance work on Macom Drive in 2020.

Principal Planner Olson went on to mention the proposed language establishes new architectural guidelines and removes the private development guidelines and Development Review Committee that was in the 2004 Ordinance. He also noted modifications are proposed for the landscaping standards to be more consistent with the current UDO regulations. Principal Planner Olson stated language as it relates to signage is proposed to be more in-line with the current UDO standards and contains more specific language regarding allowable wall signage and "address" features on buildings. Lighting standards were also expanded to be "dark sky" compliant and to be more consistent with the current UDO regulations. Maximum pole heights are proposed at 35 feet compared to the 30-foot maximum in the UDO. Principal Planner Olson mentioned the amended agreement requires the owner to make a one-time contribution to the City of \$120,000 for a public bike path along Fairview Drive. He said it is anticipated the City will construct a path on the north side of Fairview Drive to allow for the safe movement of employees who walk or ride bikes to the various employers along the roadway.

Principal Planner Olson continued going through the June 28th staff report noting the Standards of Rezoning criteria have been met, including compliance with the Comprehensive Plan. He said the rezoning request conforms to the intent and purpose of the UDO and he described how the standards for a Planned Development have been met. He said there was a Citizen Response Form from Gary Tadd, representing 407 Industrial Drive (Pinkston-Tadd Roofing Services) indicating their support for the rezoning and amendments. Another Citizen Response Form was received from Panduit (1700 East Fairview Drive) containing some comments/questions regarding the petition. He said staff responded to the questions posed.

Chair Doe opened to public comment.

Paul Borek, Executive Director of the DeKalb County Economic Development Corporation (DCEDC) spoke about the benefits of Park 88 to DeKalb County. He described Park 88 as a first-class business complex and noted there has been 3.5 million square feet of industrial development that has occurred. He said this has generated a large amount of revenue for the County and the taxing bodies involved. He said the development of the 3M buildings and the Target Distribution Center have generated over 2,300 jobs. He said the DCEDC supports this petition and said it will attract additional world-class businesses.

Ms. Buckley asked for clarification regarding the proposed retail area. Mr. Goode said they are proposing to rezone an area along East Lincoln Highway to PD-C. Ms. Buckley asked if there were any potential users for the property. Mr. Goode responded not at this time. Mr. Maxwell said he supports the proposal and only had concerns regarding light pollution and the pedestrian walkways but acknowledged they had been addressed. Mr. Klein commended the applicant for the work done on this project. Ms. Barbe stated she did not realize there had been 2,300 jobs generated by Park 88 and noted she supports the request and advised the applicant to try and avoid the “boxiness” of the buildings along the entryways. Chair Doe asked about the proposed sidewalk along Fairview Drive and its route. Principal Planner Olson mentioned staff will review to see where the safest area would be along Fairview. Chair Doe asked about crosswalks over Fairview to the employers. Principal Planner Olson responded by stating there would have to be an examination of where the best locations for crosswalks would be. Chair Doe noted it could be dangerous on that road and advised to improve the appearance of the future buildings to be more updated. Ms. Buckley asked about maintenance work on Macom Drive. Principal Planner Olson stated there is none at this time, just some maintenance on the roads and patching proposed in 2020.

Chair Doe gave the public one more opportunity to speak. There was none. Chair Doe closed the public hearing. Chair Doe asked if the Commissioners had any more questions or comments.

Mr. Klein made a motion to approve an amendment to the Development Agreement for Park 88 approved by Ordinance No. 04-53 and the Annexation Agreement approved by Ordinance 07-61 to accommodate future growth on the subject site and to recommend approval of the rezoning from “SFR1” Single-Family Residential to “PD-I” Planned Development Industrial and “PD-C” Planned Development Commercial for approximately 102 acres per the Amended and Restated Park 88 Development Agreement attached as Exhibit A to the staff report, with PD-C zoning applying to the area within 400 feet of the southerly right-of-way of East Lincoln Highway. Seconded by Ms. Barbe.

A roll call vote was taken. Ms. Barbe – yes, Ms. Buckley – yes, Mr. Klein – yes, Mr. Maxwell – yes, Chair Doe – yes. Motion passed 5-0-2. Mr. Castro and Mr. Wright were absent.

F. REPORTS

Principal Planner Olson mentioned the next Planning and Zoning Commission meeting will be Wednesday, July 17th, and there is one public hearing. He stated the public hearing will be for a rezoning to accommodate a video gaming establishment at 1704 Sycamore Road. He also mentioned the City Council had approved the rezoning and annexation of the ComEd substation site along Pleasant Street at their June 24th meeting.

Principal Planner Olson reminded the Commission of the Zoning 101 seminar at the Ogle County Courthouse on July 18th.

Relocation of City Hall – City Manager Bill Nicklas stated the City Council recently approved a letter of intent to take control of the Park District owned Nehring Building at Second Street and East Lincoln Highway at no cost and move the City Hall there. He added this would occur sometime in the next six months. He stated this should have no impact on the Planning and Zoning Commission as meetings will be moved to the DeKalb Library. City Manager Nicklas noted the Library wants to limit City meetings to just one night per week, which will be Mondays. He said the Commission meetings will be moved to the first and third Mondays of the month since the City Council meetings are the second and fourth Mondays. He said this would start in 2020.

Mr. Klein asked about the logic of moving out of the current City Hall to the Nehring Building. City Manager Nicklas stated there were pros and cons to everything. He said the cons of staying in the current building included the age of the building which was built in 1967 and the needed upgrades to the HVAC system, which are expensive. He also noted accessibility is an issue and he would also like to put the City government back in the heart of the downtown. He said the original City Hall was next to the Nehring Building, and while the City is no longer the size of government it used to be, the City has a growing and developing downtown. He said he wants to immerse the City in the fabric of the downtown and take advantage of the foot traffic to the new City Hall to improve business in the downtown area. He also said they have done a study of the parking needs, and there is adequate public parking around the Nehring Building to accommodate the move.

Ms. Barbe wanted to know what will happen to the current City Hall building. City Manager Nicklas stated the annex building (across Fourth Street from City Hall) is currently on the market. He said the current building will not be on the market until the City is closer to moving and said there has been interest in renting or taking control of the building. He noted it was also possible to subdivide the property and

sell it that way. Chair Doe stated comments on social media were not favorable to the move, but she is personally in favor, and thinks the Nehring Building is beautiful. She said she appreciates the willingness to immerse the City Hall in the downtown. She said Sycamore has their City Hall in their downtown area as well. City Manager Nicklas noted the Nehring Building is built well, structurally sound and has real limestone. Mr. Maxwell stated he believes it makes good financial sense and will improve foot traffic in the downtown area. City Manager Nicklas stated government should be here to serve the public and the interior of the building will be set up that way. He also said there will be some improvements in the new building to accommodate the reuse.

G. ADJOURNMENT

Ms. Buckley motioned to adjourn, Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote. The meeting adjourned at 6:48 PM.

Respectfully Submitted,

Christine Wang, Recording Secretary

Minutes were approved by the Planning and Zoning Commission on August 7, 2019.