

MINUTES  
CITY OF DEKALB  
**PLANNING AND ZONING COMMISSION**  
July 6, 2021

The Planning and Zoning Commission held a meeting on July 6, 2021, at the DeKalb Public Library in the Yusunas Meeting Room located at 309 Oak Street, DeKalb, Illinois. Chair Maxwell called the meeting to order at 6:00 PM.

A. ROLL CALL

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

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the July 6, 2021 agenda as presented. Mr. Becker 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. June 21, 2021 – Chair Maxwell requested a motion to approve the June 21, 2021 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 Elias Ramos for approval of the rezoning of 304 N. 10<sup>th</sup> Street from the “RC-1” Residential Conservation District to the “PD-C” Planned Development Commercial District and approval of a preliminary and final development plan to establish about 1,550 sq. ft. in commercial space on the ground floor of existing building along with two 2-bedroom apartment units on the second floor with a small addition proposed and a 10-space parking lot.

Elias Ramos, owner of 304 N 10<sup>th</sup> Street, advised he has been a DeKalb resident for 10 years. He stated he owns a gift shop at 205 N 6<sup>th</sup> Street which

has been in business for 15 years. He said he purchased 304 N. 10<sup>th</sup> Street to move his business to a building he owned, rather than renting. He advised he is very excited to renovate the building, as it required some much-needed repairs.

Mr. Ramos stated he has already repaired the roof and installed new siding. He mentioned neighbors and people walking in the area always comment on how good the building looks now.

Principal Planner Dan Olson went through the staff report dated July 1, 2021. He advised the current zoning limits the types of commercial uses allowed on the property and the Planned Development Commercial District would accommodate the proposed gift shop, office space, and residential units.

Mr. Olson said the subject property was previously a bar and dance studio and currently has one occupied apartment. He added the subject property has fallen in disrepair recently, but Mr. Ramos has been making much needed repairs since purchasing the property.

Mr. Olson noted granting several variances was not feasible and a Planned Development would accommodate the proposed uses and waivers and was a better option. He mentioned a waiver to allow a Planned Development under two acres has been granted before.

Mr. Olson advised the "UDO" Unified Development Ordinance parking formula requires the property to have 11 parking spaces to accommodate the proposed uses. He added, due to a lack of space, City Staff and the petitioner had worked on a 10-space parking lot plan which would include one handicap space. He mentioned the petitioner will be living in one of the apartments and operating the retail space, so there will be some shared parking between uses. He added there is a waiver to the required 10-foot parking lot setback along North 10<sup>th</sup> Street. He advised there is currently an existing 4-foot open fence along the north access point which will offer some screening from the parking lot.

Mr. Olson said a waiver to the perimeter buffer requirements is also being requested. He advised the UDO requires a 50-foot buffer between PD-C Districts and residential districts. However, the lot is not wide enough to accommodate this setback. He added there are residential properties to the east and west, light industrial/commercial uses to the north, and heavy industrial properties to the south of the subject property and the proposed

zoning is compatible with the area. He stated the petitioner will still be required to install a 6-foot privacy fence along the east side of the property to screen it from the adjacent residential property.

Mr. Olson stated the Comprehensive Plan recommends light industrial uses for the subject site. He added the proposal offers a transitional property from the light industrial, commercial and residential properties to the north and the heavy industrial properties to the south. He stated the proposal will be complementary to the surrounding area, will restore a previously dilapidated property, and meets the requirements of the UDO, excluding the previously mentioned waivers.

Mr. Olson mentioned a letter was received from Richard Larson, who owns property just to the north of the subject site, indicating he supports the proposal.

Chair Maxwell gave the public an opportunity to speak. There was none.

Chair Maxwell gave Commission members an opportunity to speak.

Ms. O'Flaherty advised she lives on North 9<sup>th</sup> Street and is excited to see something is finally happening with the property. She said it is a great use for the building and is a good opportunity to turn that corner around.

Chair Maxwell advised he appreciates the building elevations weren't changed. He stated it is a nice memory into the history of the building. He questioned what the proposed addition would include. Mr. Ramos advised he would be extending the eastern side of the second floor to match the exterior wall of the first floor.

Mr. Becker questioned what plans Mr. Ramos had for the area between the garage and proposed store. Mr. Ramos stated he would be renting it out as an office space.

Mr. Wright moved that the Planning and Zoning Commission recommend approval of the rezoning of subject site at 304 N. 10th St. from the "RC-1" Residential Conservation District to the "PD-C" Planned Development Commercial District, approval of a preliminary and final development plan dated 6-2-21, labeled as Exhibit A, and subject to the Planned Development Standards in Exhibit B and the conditions in Exhibit C.

Ms. O'Flaherty seconded the motion.

A roll call vote was taken. Ms. O’Flaherty – Yes, Ms. Pena-Graham – Yes, Mr. Becker – Yes, Mr. Wright – Yes, Chair Maxwell - Yes. Vice Chair McMahon was absent. Motion Passed 5-0-1.

F. REPORTS

Mr. Olson advised there will be two hearings for the July 19 Planning and Zoning Commission meeting. They will include an amendment to the Chicago West Business Center to accommodate “Project Barb”, which is a proposed 700,000 sq. ft. warehouse and distribution center. He added the second hearing would be for the Northland Plaza Shopping Center to allow larger wall signs on the building at the rear of the property.

Mr. Olson noted Safe Passage’s final development plan was approved by the City Council on first and second reading at the June 28 meeting.

G. ADJOURNMENT

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