

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
September 5, 2023

The Planning and Zoning Commission held a meeting on September 5, 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: Steve Becker, Trixy O’Flaherty, Maria Pena-Graham, Shannon Stoker, Jerry Wright, Bill McMahan, and Chair Max Maxwell. Planning Director Dan Olson 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 September 5, 2023, 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. August 21, 2023 –Chair Maxwell requested a motion to approve the August 21, 2023, minutes as presented. Mr. McMahan 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 Steven Goldin for approval of the annexation, rezoning from the “SFR1” District to the “PD-I” District and a concept plan for an approximately 130-acre property located at the northeast corner of Peace Road and E. Gurler Road to accommodate the construction of four buildings totaling approximately 1,643,000 sq. ft. for manufacturing, packaging, distribution, and warehouse uses.

Steven Goldin, owner of the property, started by saying his grandfather acquired the property as farmland in 1998. He stated he petitioned the City for the annexation and rezoning to make the property consistent with other properties in the area.

Niki Kaemerer, RWG Engineering, informed the Commission their office was retained by Mr. Goldin to assist with the annexation, rezoning, and the concept plan for the approximately 130 acre site at the southeast corner of I-88 and Peace Road. Ms. Kaemerer explained the entire parcel will be annexed into the City which means the zoning would be labeled as “SFR1” Single Family Residential District and the petition

is asking to rezone to the “PD-I” Planned Development Industrial District. She stressed “PD-I” zoning is consistent with the properties to the west and the south.

Ms. Kaemerer said the proposed zoning makes sense for the area and it will have a positive impact on adjacent properties due to bringing employment and business. She stated there is no end user at this time and described the concept plan layout. She added there is a plan for storm water management and the site has adequate facilities.

Planning Director Olson went through the Staff Report dated August 31, 2023, and reiterated the plan is to build four buildings totaling approximately 1.6 million sq. ft. to accommodate manufacturing, packaging, distribution, and warehouse uses. Mr. Olson stated the building size was compared to other industrial sites in the area and it's compatible. He continued by reminding the Commission this is a concept plan and when an end user is determined, this will come back before the Commission with more detailed plans.

Mr. Olson explained the City recommends approval of the annexation, rezoning and concept plan with the recommendations in the development standards. He stressed the rezoning meets the criteria in the UDO and is compatible with the 2022 Comprehensive Plan. Mr. Olson also noted the economic benefits of the rezoning.

Planning Director Olson told the Commission a traffic study would be completed once it is determined who will be occupying the site along with necessary roadway improvements. Mr. Olson stated there was a maximum square footage set for this project and setbacks were laid out that are similar to the other developments along Gurler Road. He finished with saying a Preliminary and Final Development Plan would come back before the Commission for approval when an end-user comes forward.

Chair Maxwell stated there were three people who asked to speak on the matter.

Deb Ridder of 11984 E. Gurler Road voiced a concern about hearing the County desiring to extend Industrial zoning to Perry Road over east to Somonauk Road and to Route 23. She said her property value has gone down and the lights from Meta look like stadium lights. Ms. Ridder questioned the landscaping, possible traffic issues, future road repairs, and expenses down the road for taxpayers.

Planning Director Olson addressed the expansion for the City going only down to Keslinger Road on the Comprehensive Plan. He added future development will most likely go along Peace Road first or south of the Meta site. He explained there are lighting and landscaping requirements in the UDO which any developer will have to comply with.

City Engineer Zac Gill stated the traffic study and possible roadway improvements would not be determined until an end user comes forward. Mr. Gill stated initial roadway improvements are paid for by the developer but future maintenance would be paid for by the City using the motor fuel tax fund.

Mario Delgados of 18440 Webster Rd. discussed his concern with the pond and ditches being planned on the northeast side of the site and the potential drainage on his property. Zac Gill explained these items cannot be addressed at this point without

knowing who will be occupying this site and their future plans. Mr. Delgados continued with saying he is concerned about the landscaping and possible noise from this site. Mr. Gill described the storm water's natural course right now is to the tollway, not towards Mr. Delgado's home. Mr. Gill stressed there are regulations in place for drainage in the UDO. Mr. Delgados questioned the traffic when construction takes place. Mr. Gill said traffic impacts will be determined once the City knows who is occupying the site. Planning Director Olson touched on the landscaping and said there is a regulation in the UDO of one tree and about half a dozen bushes required for every 30 feet of frontage.

Chair Maxwell stressed to the public to attend future meetings when more detailed information is available.

Paul Borek, Executive Director of the DeKalb County Economic Development Corporation, voiced his support for the annexation, rezoning, and concept plan. Mr. Borek stated their goal is to facilitate and promote industrial development which brings in tax revenue to the City and other taxing bodies.

Chair Maxwell asked if there were any questions or comments from the Commission members.

Bill McMahon asked if the Commission was just approving the annexation and rezoning of the property. Planning Director Olson replied yes and also the concept plan along with the development standards in the staff report. He added the layout will most likely change in some fashion once an end user is determined.

Steve Becker said the Commission will see this once or twice more once development begins.

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, upon annexation, from the "SFR1" Single-Family Residential District to the "PD-I" Planned Development Industrial District for a 130-acre property located at the northeast corner of Peace Road and E. Gurler Road for the construction of four buildings not exceeding 1,645,000 square feet to accommodate manufacturing, packaging, distribution and warehouse uses per the Concept Plan as listed in Exhibit A and subject to the Planned Development Standards listed in Exhibit B of the staff report.

Mr. Becker seconded the motion.

A roll call vote was taken. Mr. Becker – Yes, Ms. O'Flaherty – Yes, Ms. Pena-Graham - Yes, Mr. Wright – Yes, Mr. McMahon – Yes, Chair Maxwell – Yes., Ms. Stoker – Yes. Motion passed 7-0.

F. REPORTS

Planning Director Olson announced the next Commission meeting is set for Monday, September 18 at the Library with two hearings being scheduled. One of the hearings

is for a special use permit for the School District and the other for rezoning a site for DeKalb County Community Gardens. Mr. Olson said the City Council approved the special use and plat for the duplex lot on Chestnut St. at their last meeting. He added the Council had discussions on streamlining the process for subdividing duplex lots by removing the need for special use permits.

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 6:33 PM.

Minutes prepared by: Stephanie Turner Approved: September 18, 2023