

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
October 3, 2022

The Planning and Zoning Commission held a meeting on October 3, 2022, at the DeKalb Public Library in the Yusunas Meeting Room located at 309 Oak Street, DeKalb, Illinois. Vice Chair Bill McMahon 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, Shannon Stoker, Jerry Wright, and Vice Chair Bill McMahon. Maria Pena-Graham and Max Maxwell were absent. Planning Director Dan Olson was present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Vice Chair McMahon requested a motion to approve the October 3, 2022, agenda as presented. Mr. Wright motioned to approve the agenda as presented. Ms. Stoker seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. September 19, 2022 – Vice Chair McMahon requested a motion to approve the September 19, 2022, minutes as presented. Mr. Becker motioned to approve the minutes as presented. Ms. O'Flaherty 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 Thomas Inboden for approval of a variance to Article 13.06.04 of the Unified Development Ordinance in order to incorporate a 50 sq. ft. electronic changeable copy sign (electronic message center) on an existing legal non-conforming ground sign at 1106 N. 1st St. (Inboden's Meat Market).

Tom Inboden, of Inboden's Meat Market, mentioned the size of the proposed sign will be a little smaller than the existing sign and explained the top portion of the sign would be a solid name plate with the bottom portion being the electronic changeable area. Mr. Inboden touched on the reasons for the request being safety, time savings, and the ability to get messages out quickly. He stated with the current lettering system, letters are stolen, people have changed messages, and threats have been posted on the board.

Planning Director Olson went over the staff report dated September 29, 2022 and explained the current manual lettering message board was issued a permit in 2008.

He noted the sign is currently 12 ft. high and 70 sq. ft. which is a legal non-conforming sign. Mr. Olson stated the ordinance for electronic message centers was amended a few years ago to allow them as a permitted use if they meet the requirements. He informed the brick base of the current sign will stay with the digital display portion above it. He also mentioned the sign will be slightly smaller in height than the current sign.

Mr. Olson discussed approvals for digital display signs within the past few years, including a variance in 2020 for the First National Bank of Omaha sign along W. Lincoln Highway. He explained the variance is for the size of the electronic display portion of the sign. Mr. Olson said the signs in the surrounding area are actually higher and larger than the proposed sign. Mr. Olson stated electronic message center signs are more efficient and becoming more affordable and this proposal meets all the requirements in the UDO. He added the applicant will adhere to the standards and regulations for electronic message boards in the UDO.

Planning Director Olson spoke on the public input the City received which was four letters of support for the request. Charles and Christine Hacker of 117 Tilton Park Drive, John and Kathryn Butler of 24 Tilton Park Drive, Covar Property of 120 W. Hillcrest, and Carol Lemay of 1130 N. 1st St. all support the proposal. Mr. Olson said the City recommends approval of the variance.

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

Vice Chair McMahon asked if there were any questions from the Commission members.

Steve Becker inquired if the sign would stay illuminated 24 hours a day. Tom Inboden responded the current sign is illuminated 24 hours a day and the proposed sign would be as well. Mr. Becker made a statement on small businesses needing to be adaptive to keep an advantage and electronic message centers can help promote businesses in an effective manner.

Jerry Wright questioned if Inboden's owns the property that used to be Duck Soup Coop to which Tom Inboden responded a land holding company owns it, but they use the property. Jerry Wright wondered why signage for the business could not be placed along Hillcrest Dr. Mr. Inboden stated that side of the building does not keep paint so signage on the building will not work. He added there was a sign in this location several years ago but was knocked down by a truck.

Ms. O'Flaherty stated that based on the submitted petition and testimony presented and findings of fact, the Planning and Zoning Commission approve a variance to Article 13.06.04 of the Unified Development Ordinance in order to allow a 50 sq. ft. electronic changeable copy sign (electronic message center) on an existing legal non-conforming ground sign located on the Subject Property at 1106 N. 1st St. subject to the design, dimensions and location as shown on the sign detail and location map dated 9-9-22 labeled as Exhibit A and subject to the total sign height not exceeding 12 feet.

Mr. Wright seconded the motion.

A roll call vote was taken. Mr. Becker – Yes, Ms. O’Flaherty – Yes, Ms. Stoker – Yes, Mr. Wright – Yes, Vice Chair McMahon – Yes. Maria Pena-Graham and Max Maxwell were absent. Motion passed 5-0-2.

2. **Minor Subdivision** – Approving a Final Plat of Subdivision for Park 88 Unit 5 along Macom Dr. (Park 88 Group, LLC.)

Mark Goode, of Venture One Real Estate, and developer of the Park 88 Business Park, and William Bohne, of Jacob and Hefner Associates, who are the Civil Engineers and Surveyors of the project approached the podium to speak. Mr. Goode described the site along the south side of Macom Dr. that needs to be subdivided for a potential 150,000 sq. ft. food facility. He added the entire site is too large for the developer which leaves a corner lot that will still be marketable.

Planning Director Olson covered the staff report dated September 29, 2022 and described the request as a 15.5-acre minor subdivision plat on Macom Drive across from Target for a future development called Project Verdant. Mr. Olson explained the Park 88 Agreement requires developers to submit a preliminary and final plan to the City, so this will come before the Commission again. Mr. Olson stated the City recommends approval of this plat of subdivision.

Vice Chair McMahon asked if there were any questions from the Commission members.

Jerry Wright asked if the lot is located next to 3M. Planning Director Olson stated yes. Mark Goode added it is north of one of the 3M buildings and west of another.

Shannon Stoker moved the Planning and Zoning Commission recommend approval of the Plat of Subdivision for Park 88 Unit 5 dated 8/15/22 prepared by Jacob & Hefner Associates as shown on Exhibit A.

Mr. Becker seconded the motion.

A roll call vote was taken. Mr. Becker – Yes, Ms. O’Flaherty – Yes, Ms. Stoker – Yes, Mr. Wright – Yes, Vice Chair McMahon – Yes. Maria Pena-Graham and Max Maxwell were absent. Motion passed 5-0-2.

F. REPORTS

Planning Director Olson informed the Commission the next meeting is October 17 and two hearings are currently scheduled. He added the first hearing is for DeKalb County requesting approval of a plat of subdivision and a minor amendment to the Planned Development Ordinance for the County Nursing Home. He added the second hearing is for a request for a Cyber Café and Esports Café at 901 Lucinda Ave. Mr. Olson stated the Council approved the Afton Road annexation and rezoning at their last meeting and also had a first reading on a development agreement for the Nehring Electrical Works properties along Locust Street. He noted zoning provisions in the agreement will be presented to the Commission in the future.

G. ADJOURNMENT

Mr. Wright motioned to adjourn, Ms. Stoker seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:25 PM.

Minutes prepared by: Stephanie Turner Approved: October 17, 2022