

MINUTES  
CITY OF DEKALB  
**PLANNING AND ZONING COMMISSION**  
October 17, 2022

The Planning and Zoning Commission held a meeting on October 17, 2022, at the DeKalb Public Library in the Yusunas Meeting Room located at 309 Oak Street, 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, Bill McMahon, and Chair Max Maxwell. Steve Becker, Shannon Stoker, and Jerry Wright were absent. Planning Director Dan Olson was present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the October 17, 2022, agenda as presented. Ms. O’Flaherty motioned to approve the agenda as presented. Mr. McMahon seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. October 3, 2022 – Chair Maxwell requested a motion to approve the October 3, 2022, minutes as presented. Mr. McMahon motioned to approve the minutes as presented. Ms. Pena-Graham 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** – Application for approval of a Preliminary and Final Plat for the DeKalb County Nursing Home Subdivision and approval of an amendment to Ordinance 2019-003 to amend the interior lot line setbacks between the DeKalb County Nursing Home and DeKalb County Health Department located at 2550 and 2600 N. Annie Glidden Road (DeKalb County).

Derek Hiland, Community Development Director, and Assistant County Administrator for DeKalb County explained the County and the DeKalb County Board have been exploring options as to what can be done with the DeKalb County Rehab and Nursing Center. Mr. Hiland stated the County Board has a letter of intent to sell the Nursing Home property. He explained the subject building is attached to the DeKalb County Health Department by a hallway corridor which leads to a meeting room.

Mr. Hiland stressed the reasoning behind the sale of the property is a monthly deficit on average of \$350,000 which is at the expense of taxpayers. He discussed meetings

were held between the City of DeKalb, DeKalb Fire Department, and the County on how to separate the building for sale purposes. Mr. Hiland added talks with the Nursing Home Staff and County Maintenance Staff led to the dividing line as shown on the Plat. He added the line reflects who is responsible for maintenance. He informed the Commission that Civil Engineers were hired to draw the Preliminary and Final Plats, which are presented to the Commission for review.

Planning Director Olson went over the staff report dated October 13, 2022, and explained the County is looking to create a lot to separate the Nursing Home from the rest of the campus so it can be sold. Mr. Olson stated the County filed a Preliminary and Final Plat to create a separate lot and establish the necessary easements. He added with a lot line going through the building, the interior side yard setback must be eliminated which is why there is an amendment to Ordinance 2019-003.

Mr. Olson told the Commission this request was reviewed by City Staff with comments relating to a few easements that need to be established including one that will cover the bike path on the north side of the site. He stated the easements would have to be addressed prior to the recording of the Final Plat. Mr. Olson spoke on the one public response on the matter, which noted support for the project. He added it was from the Gordon and Patricia Wicklund Trust, which is the owner of four acres southwest of the subject site. Mr. Olson reported the City recommends approval of this request.

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

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

Trixy O'Flaherty inquired if there was going to be an invisible line for the lot line or if there would be physical objects to show the line. Mr. Hiland said the line that separates the two structures is truly invisible. He added it is based off how maintenance has been handled for the last 20 years.

Max Maxwell asked if the utilities were divided between the two buildings. Derek Hiland responded it's a complicated matter with some systems being shared. Mr. Hiland informed the Commission this will all be addressed in the contract for the purchase of the building.

Bill McMahan questioned if parking between Lots 1 and 2 will be sufficient when the split of the ownership takes place. Mr. Hiland replied there would be adequate parking for both buildings. Mr. Olson noted parking was looked at when an addition was approved to the Nursing Home in 2019.

Mr. McMahan stated that based upon the submitted petition and testimony presented, the Planning and Zoning Commission recommend to the City Council approval of the Preliminary Plat of the DeKalb County Nursing Home Subdivision dated 8-27-22 and the Final Plat of the DeKalb County Nursing Home Subdivision dated 9-8-22 labeled as Exhibit A and an amendment to Ordinance 2019-003 to remove the interior lot line setbacks between Lots 1 and 2 for the property located at 2550 and 2600 N. Annie Glidden Rd. and any other amendments to allow for the sale of the Nursing Home

property, subject to staff comments related to easements being addressed on the Final Plat prior to recording.

Ms. O'Flaherty seconded the motion.

A roll call vote was taken. Ms. O'Flaherty – Yes, Ms. Pena-Graham – Yes, Mr. McMahon – Yes, Chair Maxwell - Yes. Steve Becker, Shannon Stoker, and Jerry Wright were absent. Motion passed 4-0-3.

2. **Public Hearing** – A petition by 4Willz LLC represented by William Williams for approval of a special use permit for an amusement establishment (cyber and esports café) for 901 Lucinda Ave., tenant space E.

William Williams, representing 4Willz LLC, spoke on his request for a special use permit for an amusement establishment to operate a cyber and esports café at the subject site. He said the café will offer non-alcoholic beverages and snacks and will not negatively affect any nearby land uses or property values. Mr. Williams explained the goal is to open on January 1, 2023 with esports being a form of competition using video games which has been increasingly popular with over 1 billion dollars in revenue.

Mr. Williams added he graduated from NIU with a computer science and business/operations degrees. He said video games can transform many things and are a source to reach out to younger individuals to get them involved with STEM. Mr. Williams stated he feels the use will be a benefit to the community.

Planning Director Olson covered the staff report dated October 13, 2022, and described the proposed request for a cyber and esports café at 901 Lucinda Ave. which is zoned "LC", Light Commercial District. He mentioned this type of use is not listed in the Light Commercial District but "amusement establishments" such as bowling alleys and arcades are listed as a special use, so this seemed to be the closest fit.

Mr. Olson stated there will be 30-40 computers and gaming consoles and a floor plan was provided by the applicant. Planning Director Olson noted the hours of operation will be 6:00 p.m. to 2:00 a.m. Thursday and Friday's, 10:00 a.m. to 2:00 a.m. on Saturday's, and 11:00 a.m. to 11:00 p.m. on Sunday's. He added Monday through Wednesday will be reserved for appointments, tournaments, and special events. He said there is adequate parking to the north and east of the building.

Mr. Olson explained the request meets the special use standards and is a good use of the location and will be a benefit to the other businesses located in the area. He stated the City recommends approval of this petition.

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

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

Bill McMahon asked about the number of employees that would be employed when they open. Mr. Williams responded it will just be him and his family to start, but as business picks up an additional 2-6 employees may be hired.

Max Maxwell indicated he thought the use was a good idea and wonderful use of the proposed tenant space.

Ms. O'Flaherty stated based upon the submitted petition, testimony presented and findings of fact, the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a special use permit for an amusement establishment (cyber and esports café) at 901 Lucinda Ave in tenant space 901-E as shown on Exhibit A of the staff report.

Ms. Pena-Graham seconded the motion.

A roll call vote was taken. Ms. O'Flaherty – Yes, Ms. Pena-Graham – Yes, Mr. McMahon – Yes, Chair Maxwell - Yes. Steve Becker, Shannon Stoker, and Jerry Wright were absent. Motion passed 4-0-3.

#### F. REPORTS

Planning Director Olson informed the Commission the next meeting is November 7. He noted one public hearing is currently scheduled, which is a special use permit for 202-204 Chamberlain Dr. with another hearing likely. Mr. Olson informed the Commission the Plat for Park 88 was approved at the last Council meeting. Mr. Olson spoke on taking part in the DeKalb County Regional Planning Commission meeting next Thursday (27<sup>th</sup>) in which he will be presenting the City's Comprehensive Plan.

#### G. ADJOURNMENT

Mr. McMahon 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 6:25 PM.

Minutes prepared by: Stephanie Turner

Approved: November 7, 2022