Please Note: On March 16, 2020, Illinois Governor JB Pritzker issued executive order 2020-07 which declared that during the duration of the Gubernatorial Disaster Proclamation pertaining to the coronavirus outbreak, “the provisions of the Open Meetings Act, 5 ILCS, requiring or relating to in-person attendance by members of a public body are suspended. Specifically, (1) the requirement in 5 ILCS 120/2.01 that 'members of a public body must be physically present' is suspended; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended.” The executive order further states that when a public meeting is considered necessary by the governing body, “public bodies are encouraged to provide video, audio, and/or telephonic access to meetings to ensure members of the public may monitor the meeting, and to update their websites and social media feeds to keep the public fully apprised of any modifications to their meeting schedules or the format of their meetings due to COVID-19, as well as their activities relating to COVID-19.” The City of DeKalb has taken prudent steps to assure that Planning and Zoning Commission member remote participation and public access are available and will be provided within the provisions of the Governor's executive order.

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES

   1. June 3, 2020

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

E. NEW BUSINESS

   1. Public Hearing – A petition by DeKalb CUSD #428 to amend the Special Use Permit approved by Ordinance #2017-31 to extend the time frame for a modular classroom to remain on the site at 1121 School Street (Littlejohn Elementary School)

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a Meeting on June 3, 2020, at the City of DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. Vice Chair Christina Doe called the meeting to order at 6:00 PM.

Vice Chair Doe stated she wanted to thank everyone for being here tonight, including those who are watching on Channel 14 or streaming live. She referenced the Governor’s Executive Order in March that allows Commission members to participate remotely. She mentioned for those attending the meeting the room has been set up to meet the CDC recommended distancing guidelines and the Executive Order from the Governor.

A. ROLL CALL

Recording Secretary Aaron Walker called the roll. Planning and Zoning Commission members present were: Vice Chair Christina Doe, Ron Klein, Jerry Wright, Trixy O’Flaherty, and Steve Becker. Chair Max Maxwell and Commissioner Vicki Buckley were absent. Principal Planner Dan Olson was present representing the City.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Vice Chair Doe requested a motion to approve the June 3, 2020, agenda as presented. Ms. O’Flaherty 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. May 20, 2020 – Mr. Klein requested a change on page 4 of the minutes from “her” to “he” when referencing his comment. Vice Chair Doe requested a motion to approve the May 20, 2020 minutes with corrections. Mr. Klein motioned to approve the minutes with corrections. 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 2675 Sycamore Road Development LLC, represented by John Pappas, for approval of the rezoning of 2675 Sycamore Road from the “GC” General Commercial District to the “PD-C” Planned Development Commercial District and approval of a preliminary and final development plan to accommodate a 4-story executive suites residential complex with ground level commercial space.

John Pappas, representing 2675 Sycamore Road Development, LLC, stated he is proposing to build a 59-unit executive suite complex, to be called Isaac Suites, on the subject site. He advised he has recently worked on several commercial and apartment rental projects including Plaza DeKalb, Cornerstone, and Agora Tower. He stated there is high demand for executive extended stay rentals. He advised the average rental time would be between 6 months to a year for Isaac Suites. He noted this is an untapped market in the area and he expects his customer base to be professors, hospital staff, interns, and other business professionals.

Mr. Pappas advised this business is different than the average extended stay hotels and rental apartments, as they will conduct background checks on all their customers. He noted his customers will be offered personalized service, such as having staff sent to purchase groceries or run errands. Mr. Pappas stated the property has been vacant for 12 years and the executive suites would be a great use for the site.

Principal Planner Dan Olson went through the staff report dated May 29, 2020. He advised the property has been vacant since 2007 and is currently zoned “GC” General Commercial District. He noted the maximum building height in the “GC” district is two stories and any dwelling units above ground level require a special use permit. He advised rezoning the property to the “PD-C” Planned Development Commercial District would allow for the proposed four-story complex and dwelling units above the ground level.

Mr. Olson advised a two-story motel was previously located on the property and was demolished in 2007. He added the proposed structure would use the same building pad and access point off Oakland Dr. as the hotel used. Mr. Olson noted there are two detention ponds proposed, one along the northern portion of the site and one at the southwest corner.

Mr. Olson mentioned the development will include 59 one-bedroom, fully furnished apartments and a banquet room/conference room to be used by the tenants. He stated there will be three different types of units including 54 units at 420 sq. ft., three units at 483 sq. ft., and two handicap accessible units at 720 sq. ft. He noted there will be 2,900 sq. ft. of ground level commercial space
as well. Mr. Olson advised the development is required to have 101 parking spaces, and 112 parking spaces will be provided on the site including five handicap spaces.

Mr. Olson noted, at the request of the City, the developer will be connecting the “private” water main with the dead-end City water main that serves the townhome development to the west. He advised the connection will improve the fire flows and water quality for the residents living at 802-816 Oakland Dr., as well as the proposed development.

Mr. Olson stated landscaping is provided around the perimeter of the site with additional plantings being provided beyond the minimum UDO requirements. He advised several dead trees and underbrush has already been removed from the site.

Vice Chair Doe gave the public an opportunity to speak.

Daryl Rolland, of 812 Oakland Dr. and President of the Oakland Place Townhomes Association to the west said he had met with Mr. Pappas prior to this meeting to state their concerns. He advised they had concerns regarding parking, water runoff, and maintenance of the creek area. He noted Mr. Pappas has addressed all of their concerns. Mr. Rolland did note he would like the property lines to be more defined.

Vice Chair Doe gave the Commissioners a chance to speak.

Mr. Wright questioned Mr. Pappas, that based on his other projects downtown, if he researched the inflow and outflow of customers and if this project would fulfill a need. Mr. Pappas advised they had several inquiries for extended stays at his other properties downtown. He stated he has tried to accommodate those inquiries, but his other properties are not meant for mid-length stays. He said the new project would be able to accommodate those requests.

Mr. Klein mentioned that he remembers the old motel on the site and when it was torn down. He stated he believes this is a great idea and proposal. He stated he appreciates the effort Mr. Pappas has put forth to accommodate the neighbors. Mr. Klein questioned whether he would be able to fill the 59-units throughout the year. Mr. Pappas stated based on inquiries into his rental properties and the businesses coming to Dekalb, he will be able to keep the building occupied. Mr. Pappas advised this is not a TIF project and will be privately funded.

Vice Chair Doe advised she was skeptical of the project at first and wasn’t going to approve it. She stated, however, Mr. Pappas explained the need for the
project, and it changed her mind and she appreciates the work he put into the project. Vice Chair Doe questioned what the lower level commercial space would be used for. Mr. Pappas advised the lower level banquet hall will not be open to the public and will only be available to the tenants of the building. He stated the commercial space will either be one 2400 sq. ft. space or two 1200 sq. ft. spaces.

Ms. O’Flaherty questioned if the design of the building was finalized. Mr. Pappas and Mr. Olson advised that it was.

Mr. Becker questioned if they could fill the 59 units once they opened. Mr. Pappas advised he has done the research and believes the units will be filled. He noted the rentals will be $1100-1200 per month and will be fully furnished with all utilities paid for. Mr. Pappas this a perfect non TIF project compared to his other projects downtown, which needed TIF assistance.

Vice Chair Doe gave the public one more opportunity to speak. There was none.

Mr. Wright moved that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of the rezoning of 2675 Sycamore Road from the “GC” General Commercial District to the “PD-C” Planned Development – Commercial District and approval of a preliminary and final development plan as listed in Exhibit A of the staff report to accommodate a 4-story executive suites residential complex with 59 dwelling units and ground level commercial space with a banquet/conference room, subject to the standards listed in Exhibit B and subject to staff comments listed in Exhibit C of the staff report.

Mr. Klein seconded the motion.

A roll call vote was taken. Mr. Klein – yes, Mr. Becker – yes, Ms. O’Flaherty – yes, Mr. Wright – yes, Vice Chair Doe – yes. Motion was passed 5-0-2. Ms. Buckley and Chair Maxwell were absent.

F. REPORTS

Mr. Olson advised a revised meeting schedule was sent out to Commission members and also provided tonight. He noted City Hall would be moving this weekend, but the June 17th Planning and Zoning Commission meeting will be held at 200 S 4th Street. He added starting in July, Commission meetings will be held at the DeKalb Public Library.
Mr. Olson noted the next Planning and Zoning Commission meeting would be on June 17th, 2020 and will include a public hearing regarding the continued allowance of a modular classroom at Littlejohn Elementary School. He said the meeting will not be televised live, since all the IT equipment will have been moved to the Library.

G. ADJOURNMENT

Mr. Becker motioned to adjourn, Mr. Klein seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:36PM.
TO: Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Amendment to the Special Use Permit approved by Ordinance 2017-31 to extend the time frame for a modular classroom to remain on the site at 1121 School St. (Littlejohn Elementary School).

I. GENERAL INFORMATION

A. Purpose
   Extend the time frame for a modular classroom to remain on the subject site.

B. Owner/Applicant
   DeKalb CUSD #428

C. Location and Size
   1121 School St.; 11 acres

D. Existing Zoning and Land Use
   “SFR2” Single-Family Residential; Public Elementary School

E. Surrounding Zoning and Land Use
   North – “SFR2”; single-family residential
   South – “RC-1” and “SFR2”; single-family residential
   East – “SFR2”; single-family residential
   West – “SFR2”; single-family residential

F. Comprehensive Plan Designation
   Institutional
II. BACKGROUND AND ANALYSIS

The applicant, DeKalb Community School District #428 (School District), is requesting approval of a petition to amend the Special Use Permit approved by Ordinance 2017-31 to extend the time frame for a modular classroom to remain on the site at Littlejohn Elementary School (1121 School St.). On July 10, 2017 the City Council approved Ordinance 2017-31 to allow for the addition of a modular classroom just to the west of the existing school building. The Ordinance had a three-year time limit for the modular classroom to be on the site. In 2001, the City initially granted a special use permit to the School District for the placement of a modular classroom in the same general location. The modular classroom was removed in about 2011 and the School District requested to have a modular classroom placed back on the site in 2017. The school was constructed in 1954.

The modular classroom is 70’ x 24’ and located parallel and just to the south of the hard-surfaced play area west of the school building (see attached site plan). The classroom is constructed of a wood-based siding product and is light tan in color. There is a handicap accessible entrance on the north side of the structure. An image of the modular classroom is provided in the packet. The parking formula and number of existing parking spaces shown on the site plan has not changed since 2017. Based upon the parking formula in the UDO, there are 62 required parking spaces and there are currently 72 spaces on the site with three handicap spaces. As part of the approval in 2017, the School District added site lighting along the west side of the school building to illuminate the playground area. The District also put screening around the trash dumpster in compliance with the UDO.

The school had a K-5 enrollment of approximately 425 students in the 2019/20 school year with a capacity of approximately 485 students. Due to growth in enrollment in the 2017/18 school year, there was a need for more classroom space in the building. In addition, there was a need for additional space for student support and breakout areas. The music class and media center were moved to the modular classroom in 2017, which created space inside the school building for the additional classrooms and support areas. The School District indicates in their supporting documentation a continued need for the modular classroom for several years because enrollment has not decreased. The staff would recommend the modular classroom be allowed to stay on the site for no longer than three years, which is acceptable to the School District. An annual inspection is conducted on the modular classroom and a Temporary Facility Permit is issued by the DeKalb County Regional Office of Education.

III. STANDARDS OF A SPECIAL USE

1. The proposed special use complies with all provisions of the applicable district regulations.

Littlejohn Elementary School has been located on the subject property since the 1954. A special use permit was issued in 2001 and 2017 for the site to include a modular classroom. The subject property is zoned “SFR2” Single-Family Residential, which
requires a special use for public school buildings. The modular classroom meets all setback and other zoning requirements of the “SFR2” District and the UDO.

2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. An elementary school has existed on the site since 1954. A modular classroom was located on the site from 2001 to 2011 in approximately the same location. A modular classroom was re-established on the property in 2017 and has not been a detriment to the neighborhood. The nearest home to the modular classroom is about 160 feet away.

3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding areas is already developed with single-family residential uses and the school has existed on the site since 1954. The modular classroom was previously located on the site for approximately 10 years from 2001 to 2011 and the current modular classroom has been on the site since 2017. The location of the modular classroom on the site has not dominated the immediate area and meets the requirements of the UDO.

4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

Adequate public services are already provided to the subject site and the modular classroom. The appropriate utilities are provided to the classroom and additional lighting was added to the area between the school building and modular classroom in 2017.

5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.

A modular classroom has been located in the same place since 2017 and has operated in a manner that is compatible with the surrounding area. An annual inspection is conducted on the modular classroom and a Temporary Facility Permit is issued by the
DeKalb County Regional Office of Education. The modular classroom will allow the school district to serve the educational needs of the community, which promotes the public health, safety and general welfare of the City.

IV. CITIZEN RESPONSE/COMMENTS

The City received a Citizens Response Form from Jason Leverton of 1221 N. 13th St. indicating he does not support the proposal. The Form notes concern about the safety of the modular classroom and the lack of unity of school operations. We also received a Citizen Response Form from Tom Dickman of 1105 N. 13th St. indicating support of the proposal as long as the School District has good reason for the modular classroom. Finally, a Citizen Response Form was received from Frank and Patricia Andril of 836 N. 11th St. noting support of the request if the students and teachers are not in danger and the modular classroom is clean and in good working order.

V. CONCLUSIONS AND RECOMMENDATION

Staff would recommend approval of the amendment to the special use permit and allow the continuation of the modular classroom on the subject site for three more years. The modular classroom will allow the school district to serve the educational needs of the community, which promotes the public health, safety and general welfare of the City.

Sample Motion:

Based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of an amendment to Ordinance 2017-31 to extend the time frame for a modular classroom to be located at 1121 School St. (Littlejohn Elementary School) as shown on the attached Exhibit A, subject to the following condition:

1. The modular classroom may remain on the subject site in the location as shown on Exhibit A for no more than three (3) years of the date of approval of the Ordinance granting the amendment and shall, on or before said date, be removed from the property. At such time, the surface beneath the modular classroom shall be restored to a pre-installation, grassed condition.
EXHIBIT A

PARKING:

20 CLASSROOMS
13 OFFICES
13 OFFICES - VISITOR SPACES
16 QUALIFYING EMPLOYEES

62 TOTAL SPACES REQUIRED

72 AVAILABLE PARKING SPACES INCLUDING 3 HANDICAP SPACES

CLASSROOM MODULAR BUILDING

LITTLEJOHN ELEMENTARY SCHOOL

ESTIMATED LOCATION OF PROPERTY LINE

SCHOOL STREET

PANIAL SITE PLAN

SCALE: 1/64"=1'-0"

LITTLEJOHN ELEMENTARY SCHOOL
MODULAR CLASSROOM
DEKALB CUSD #428

RICHARD L. JOHNSON ASSOCIATES | ARCHITECTS

JOB NO. 17-040
DATE: June 15, 2017
SPECIAL USE PERMIT PETITION

TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): DeKalb CUSD #428 Phone: 815.754.2350
Petitioner’s Representative: Tammy Carson Email: tammy.carson@d428.org
Mailing Address: 901 S. 4th Street; DeKalb, IL 60115

Property Owner: DeKalb CUSD #428 Phone: 815.754.2350
Mailing Address: 901 S. 4th Street; DeKalb, IL 60115

1. The petitioner hereby petitions the City of DeKalb to approve a Special Use Permit for the following property:

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper:

PIN #0814453037

B. Street Address or Common Location: 1121 School Street; DeKalb, IL 60115

C. Size of Property (square feet or acres): 11.11 acres

D. Existing Zoning: SFR2

E. Proposed Special Use: Public Elementary School

F. Proposed Use and Description: On a separate document, describe the proposed use’s characteristics. Also, indicate whether or not the proposed use would: a) Prevent development and use of neighboring property; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public’s health, safety, and welfare; and e) be in conformance with all elements of the “UDO,” Unified Development Ordinance

Updated: 9/2019
2. The petitioner hereby submits the following information:

- Vicinity map of the area proposed for the special use
- Petition fee ($500.00)
- 3 full size copies and an electronic copy on a disk of a site plan, which must show the following items (per the requirements of Article 14.03.03 of the UDO):
  - Property dimensions
  - Location and use of proposed structures
  - Number and location of parking spaces and loading area
  - Location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses
  - Location, type, and height of fencing or walls
  - Location and width of driveways and curb cuts; internal traffic patterns
  - Floor area (square footage)
  - Location of exterior lighting
  - Location, type, and height of signage
  - Direction of storm water flow, location of detention area

(Note to Petitioner: A site plan for a special use permit is intended to be a schematic plan only. All plans must eventually conform to other City standards prior to the issuance of any building permits or other permits.)

3. The petitioner hereby states that a pre-application conference ☑ was ☐ was not held with City staff prior to the submittal of this petition.

*Date of pre-application conference: ________________________________
Those in attendance: ____________________________________________

(Note to Petitioner: A pre-application conference with staff is highly encouraged to avoid delays and help in the timely processing of this petition.)

4. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.

5. The petitioner has read and completed all of the above information and affirms that it is true and correct.

[Signature]
Petitioner Signature

[Date] 5/26/20

[Signature]
Property Owner Signature

[Date] 5/26/20

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Special Use Permit petition as described above (petitioner must sign if they are the owner).
PROPOSED USE AND DESCRIPTION

Littlejohn Elementary School maintained an enrollment of approximately 425 students in 2019/20 with a capacity of approximately 485 students based on space and program restrictions.

Due to growth in enrollment, the building needed more classroom space inside the building in 2017/18. In addition with increased enrollment, the need for additional space for student support meets and breakout areas were needed. The District installed a modular classroom on the property to provide that space in 2017. The modular building holds two classroom size spaces which currently are occupied by the Music Classroom and the Media Center. By moving these rooms to the modular building, space was created inside the school building for an additional classroom and support spaces.

Since the enrollment has not decreased in the District, the need for the modular classroom is anticipated to continue for several more years. Annually the District applies for a Temporary Facility Permit from the Regional Office of Education after the District Architect completes the annual inspection. Any deficiencies noted by the District Architect are corrected immediately as a requirement for the ROE Permit.

The current zoning for the school is SFR2 Single Family Residential District. Schools are in a Special Use in a SFR2. We are requesting an extension of the Special Use Permit from 2017.
LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Wednesday, June 17, 2020, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on the petition by DeKalb CUSD #428 to amend the Special Use Permit approved by Ordinance #2017-31 to extend the time frame for a modular classroom to remain on the site at 1121 School St. (Littlejohn Elementary School) for three more years. The subject site has a Parcel Identification Number (PIN) of 08-14-453-037 and is zoned “SFR2” Single-Family Residential.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 200 South Fourth Street, DeKalb, Illinois, 60115 by 4:00 p.m. on Wednesday, June 17, 2020. You may also submit written comments regarding the request through the Online Public Comment Submission Form at https://www.cityofdekalb.com/FormCenter or by e-mail to dan.olson@cityofdekalb.com up to 4:00 PM on the day of the hearing, Wednesday, June 17.

Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb’s web page at https://www.cityofdekalb.com/1103/Public-Hearings.

Max Maxwell, Chairperson
DeKalb Planning and Zoning Commission
ORDINANCE 2017-031        PASSED: JULY 10, 2017

APPROVING A SPECIAL USE PERMIT FOR A PUBLIC
SCHOOL AND TO ALLOW FOR A MODULAR
CLASSROOM AT 1121 SCHOOL STREET, DEKALB,
ILLINOIS (LITTLEJOHN ELEMENTARY SCHOOL).

WHEREAS, the City of DeKalb is a home rule municipality with the power and authority
carved upon it by the Illinois Municipal Code and the Constitution of the State of
Illinois; and

WHEREAS, DeKalb Community School District 428 (herein referred to as “Petitioner”)
owner of property located at 1121 School Street, DeKalb, Illinois commonly known as
Littlejohn Elementary School, (herein referred to as “Subject Property”), has petitioned
the City of DeKalb for approval of a special use permit for a public school in the “SFR2”
Single-Family Residential District to bring the Subject Property into compliance with the
Unified Development Ordinance and to allow for the addition of a modular classroom
(mobile classroom) just to the west of the existing school building; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the
Planning and Zoning Commission on June 21, 2017; and

WHEREAS, the City and Petitioner have conducted all required public hearings before
the Planning and Zoning Commission of the City of DeKalb for the special use permit for
the Subject Property, and have otherwise satisfied all conditions precedent to the
adoption of this Ordinance; and

WHEREAS, the City Council has reviewed and adopts the following findings of fact of the
Planning and Zoning Commission of the City of DeKalb, finds that the proposed special
use permit is in conformance with the applicable factors contained therein, and finds that
approval of the special use permit for the Subject Property is in the public interest and
promotes the public health, safety and welfare;

STANDARDS OF A SPECIAL USE – ARTICLE 14.03.05 (2) OF THE UNIFIED
DEVELOPMENT ORDINANCE

1. The proposed special use complies with all provisions of the applicable
district regulations.

The school has been located on the subject property since the 1954. The subject property
is zoned “SFR2” Single-Family Residential, which requires a special use for public school
buildings. There are no records indicating that a special use permit was issued for the
property. Granting of the special use will bring the site into compliance with the UDO.
The proposed mobile classroom will meet all setback and other zoning requirements of
the “SFR2” District and the UDO.
2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. An elementary school has existed on the site since the 1950’s. The proposed modular classroom will be situated at a location that meets all zoning requirements and formerly contained a mobile classroom that was not injurious to the surrounding neighborhood. A photometric plan will be required to be submitted reflecting additional lighting along the west side of the school building and near the hard surfaced play area and proposed modular classroom.

3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding areas is already developed with single-family residential uses and the school has existed on the site since 1954. The mobile classroom will be located in area that previously contained a mobile classroom and meets the requirements of the UDO.

4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

Adequate public services are already provided to the subject site. The appropriate utilities will be provided to the mobile classroom and additional lighting will be added to the area between the school building and mobile classroom.

5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.

A mobile classroom was formerly situated in the same location as the one proposed and operated in a manner that was compatible with the surrounding area. The mobile classroom will allow the school district to serve the educational needs of the community, which promotes the public health, safety and general welfare of the City.
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

Section 1. The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

Section 2. This Ordinance is limited and restricted to the Subject Property described as follows:

The property is commonly described as 1121 School Street, DeKalb, IL 60115, has a Parcel Identification Number (PIN) of 08-14-453-037 and is shown on the attached Exhibit B.

Section 3: A special use permit for a public school to bring the site into compliance with the Unified Development Ordinance and to allow for the addition of a modular classroom just to the west of the existing school building is hereby granted for the Subject Property and subject to the conditions listed in Section 4 of this Ordinance.

Section 4: The approval herein is granted subject to the following conditions:

1. The modular classroom shall be located in the area as indicated on the Site Plan dated June 15, 2017, prepared by Richard L. Johnson Associates, and labeled as Exhibit A.

2. The modular classroom may remain on the subject site in the location as shown on Exhibit A for no more than three (3) years of the date of approval of the Ordinance granting the Special Use Permit, and shall, on or before said date, be removed from the property. At such time, the surface beneath the modular classroom shall be restored to a pre-installation, grassed condition.

3. Additional site lighting along the west side of the school building, near the hard surfaced play area and proposed modular classroom shall be provided within 60 days after approval of the Ordinance granting the Special Use Permit, pursuant to the submittal and approval of a photometric plan that is in compliance with the Unified Development Ordinance.

4. All trash dumpsters on the subject site shall be screened per the provisions of Article 7.11 of the Unified Development Ordinance within 60 days after approval of the Ordinance granting the Special Use Permit.

Section 5. All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.
Section 6. Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of this Ordinance.

Section 7. That all provisions of the Unified Development Ordinance shall remain in full force and effect and this Ordinance shall take effect upon its passage and approval according to Law. The City Clerk or designee shall record a copy of this Ordinance included herein after execution of this Ordinance.


ATTEST:

[Signature]
SUSANNA HERRMANN, City Clerk

[Signature]
JERRY SMITH, Mayor
EXHIBIT A

PARKING:
20 CLASSROOMS
13 OFFICES
13 OFFICES - VISITOR SPACES
16 QUALIFYING EMPLOYEES

62 TOTAL SPACES REQUIRED

72 AVAILABLE PARKING SPACES INCLUDING 3 HANDICAP SPACES

CLASSROOM MODULAR BUILDING

LITTLEJOHN ELEMENTARY SCHOOL

ESTIMATED LOCATION OF PROPERTY LINE

SCHOOL STREET

PARTIAL SITE PLAN
SCALE: 1/64"=1'-0"

LITTLEJOHN ELEMENTARY SCHOOL
MODULAR CLASSROOM
DEKALB CUSD #428

RICHARD L. JOHNSON ASSOCIATES | ARCHITECTS

JOB NO. 17-040
DATE: June 15, 2017
I, RUTH A. SCOTT, do hereby certify that I am the duly appointed Deputy City Clerk of the City of DeKalb, DeKalb County, Illinois, and as such officer, I am the keeper of the records and files of the City Council of said City.

I do further certify that the attached is a true and correct copy of:

ORDINANCE 2017-031

APPROVING A SPECIAL USE PERMIT FOR A PUBLIC SCHOOL AND TO ALLOW FOR A MODULAR CLASSROOM AT 1121 SCHOOL STREET, DEKALB, ILLINOIS (LITTLEJOHN ELEMENTARY SCHOOL).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois on the 10th day of July, 2017, and the original is now on file at the City of DeKalb Municipal Building.

WITNESS my hand and the official seal of said City this 19th day of July, 2017.

RUTH A. SCOTT, Deputy City Clerk

Prepared by and Return to:

Deputy City Clerk Ruth Scott
City of DeKalb
200 South Fourth Street
DeKalb, IL 60115
Owners Name: Jason Levertan

Property Address: 1221 N. 13th St.

Basic Input:

☐ I support the proposal.
☐ I support the proposal in general but would like to see specifics before I decide.
☒ I do not support the proposal.

Written Comments:

Modular classrooms are not as safe during emergency events including severe weather, fire, or a situation involving a response from public safety.

Also, the multi-million dollar school referendum a number of years ago stated that modular classrooms would no longer be needed due to other construction projects and school relocations.

Being physically separated from the rest of the school also causes a segregation of students and lack of unity in school operations.
1121 School St. – Amend Special Use Permit – Modular Classroom
Citizen Response Form

Owners Name: Tom Dickman

Property Address: 1105 N. 13th Street

Basic Input:

☐ I support the proposal.
☒ I support the proposal in general but would like to see specifics before I decide.
☐ I do not support the proposal.

Written Comments:

No problem here, as long as they have a good reason
1121 School St. – Amend Special Use Permit – Modular Classroom
Citizen Response Form

Owners Name: Frank & Patricia A. Andell

Property Address: 836 11th St.

Basic Input:
☑ I support the proposal.
☐ I support the proposal in general but would like to see specifics before I decide.
☐ I do not support the proposal.

Written Comments:

I support the proposal as long as the students or teachers are not in any danger. Also that the modular classroom are clean and good working order.