CERTIFICATION

I, RUTH A. SCOTT, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

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

ORDINANCE 2020-028

AUTHORIZING AMENDMENTS TO ORDINANCE 2019-004 TO MODIFY SETBACKS AND OTHER PROVISIONS, AND TO APPROVE A FINAL PLAT OF RESUBDIVISION FOR THE NORTHLAND PLAZA SHOPPING CENTER ON SYCAMORE ROAD, DEKALB, ILLINOIS (B33 NORTHLAND PLAZA, LLC).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 27th day of April 2020.

WITNESS my hand and the official seal of said City this 28th day of April 2020.

RUTH A. SCOTT, Executive Assistant

Prepared by and return to:

City of DeKalb
City Manager’s Office
Attention: Ruth A. Scott
200 S. Fourth Street
DeKalb, Illinois 60115
ORDINANCE 2020-028

PASSED: APRIL 27, 2020

AUTHORIZING AMENDMENTS TO ORDINANCE 2019-004 TO MODIFY SETBACKS AND OTHER PROVISIONS, AND TO APPROVE A FINAL PLAT OF RESUBDIVISION FOR THE NORTHLAND PLAZA SHOPPING CENTER ON SYCAMORE ROAD, DEKALB, ILLINOIS (B33 NORTHLAND PLAZA, LLC).

WHEREAS, the City of DeKalb is a home-rule municipal corporation with all power and authority derived under the law; and

WHEREAS, the City has previously approved Ordinance 2019-004, which approved amendments to Ordinances 2002-045 and 2002-046 to add permitted and special uses, amended sign regulations, and to approve a Final Plan and Plat of Resubdivision for the property described therein and commonly referred to as "Northland Plaza;" and,

WHEREAS, B33 Northland Plaza, LLC has petitioned for approval of amendments to Ordinance 2019-004, approved on January 14, 2019, to modify setbacks and other provisions, and approve the Final Plat of Northland Plaza Third Resubdivision located along Sycamore Road and Barber Greene Road (herein referred to as the “Subject Property”); and,

WHEREAS, pursuant to public notice and hearing, the City’s Planning and Zoning Commission has made a positive recommendation to approve amendments to Ordinance 2019-004 for Northland Plaza Shopping Center to modify setbacks and other provisions, and approve the Final Plat of Northland Plaza Third Resubdivision contained herein; and,

WHEREAS, the City Council expressly finds that the foregoing amendments and Final Plat are appropriate, meets all legally required standards, is subject to consideration following the provision of all required public notice and due process, and is agreeable to the City as modifications to Ordinance 2019-004;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois:

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

SECTION 2: This Ordinance is limited and restricted to the Subject Property, legally described as follows:

PARCEL 1:

LOTS 1, 2 AND 3, IN NORTHLAND PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 101, 102 AND 103 IN NORTHLAND PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1986 IN BOOK
"N" OF PLATS, PAGE 59, AS DOCUMENT NUMBER 330016, LOTS 1 THROUGH 12, BOTH, INCLUSIVE, IN CARL KLAGE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1958 IN BOOK "J" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 283590, 66-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 26, 2003 PLAT CABINET 9, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGE'S FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1964 IN BOOK "M" OF PLATS, PAGE 83 AS DOCUMENT NUMBER 320526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 26, 2003 IN PLAT CABINET 9, AT SLIDE 54-C AS DOCUMENT NUMBER 2003008143, IN DEKALB COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 101 OF NORTHLAND PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS S.B.I. ROUTE 23, (DEKALB/SYCAMORE ROAD); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, SAID LINE BEING AN ARC OF A CURVE HAVING A RADIUS OF 4583.44 FEET, AN ARC DISTANCE OF 57.06 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE EASTERLY PARALLEL WITH AND 55 FEET PERPENDICULARLY DISTANT FROM THE SOUTH LINE OF SAID LOT 101, A DISTANCE OF 337.57 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 210 FEET; THENCE WESTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 286.36 TO THE WEST LINE OF SAID LOT 101, SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY SAID S.B.I ROUTE 23; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, SAID LINE BEING AN ARC OF A CURVE HAVING A RADIUS OF 4583.44 FEET AND WHOSE CHORD FORMS AN ANGLE OF 103 DEGREES 43 MINUTES 46 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 216 FEET TO THE POINT OF BEGINNING, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

SECTION 3: The amendments to Ordinance 2019-004, a copy of which is attached hereto as Exhibit A, is hereby approved.

SECTION 4: The Final Plat of Northland Plaza Third Resubdivision dated April 2, 2020, a copy of which is attached hereto as Exhibit B, is hereby approved.

SECTION 5: That each section, paragraph, sentence, clause and provision of each Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of the ordinances, nor any part thereof, other than that part affected by such decision.
SECTION 6: Upon passage and approval according to law, these Ordinances shall by authority of the City Council be published in pamphlet form.

SECTION 7: The City Clerk and/or Executive Assistant of the City of DeKalb, Illinois shall be authorized and directed to attest the Mayor's signature and record a copy of this Ordinance after its execution.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 27th day of April 2020 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:

RUTH A. SCOTT
Executive Assistant

JERRY SMITH, Mayor
EXHIBIT A

1. Approval of amendments to Ordinance 2019-004 as follows:

a) Article 5.08 “GC-General Commercial District” regarding building setbacks and maximum site coverage by waiving any interior building setbacks, however maintaining the building setbacks along Sycamore Road and Barber Green Road that were established by the previous subdivision plats. Waive the 90% maximum site coverage (impervious site coverage) for individual lots, however, maintain the 90% maximum site coverage (impervious site coverage) for the entire subdivision.

b) Waiver to Article 9 “Streets, Sidewalks and Subdivision Design” regarding lots having to front on a public street.

c) Waiver to Article 10 “Utilities” to permit the existing utility connections for the proposed lots in the resubdivision.

d) Article 12 “Off-Street Parking, Loading and Storage Requirements” regarding parking setbacks to waive any interior parking setbacks, however maintaining the parking setbacks along Sycamore Road and Barber Green Road that were established by the previous subdivision plats or as required by the UDO.