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 2020-042

APPROVING A REZONING FROM THE “GC” GENERAL COMMERCIAL DISTRICT TO THE “PD-C” PLANNED DEVELOPMENT – COMMERCIAL DISTRICT, AND APPROVING A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO ACCOMMODATE A FOUR-STORY EXECUTIVE SUITES RESIDENTIAL COMPLEX WITH 59 DWELLING UNITS AND GROUND LEVEL COMMERCIAL SPACE WITH A BANQUET/CONFERENCE ROOM AT 2675 SYCAMORE ROAD, DEKALB, ILLINOIS (2675 SYCAMORE ROAD DEVELOPMENT, LLC – ISAAC SUITES).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 8th day of June 2020.

WITNESS my hand and the official seal of said City this 8th day of July 2020.

RUTH A. SCOTT, Executive Assistant

Prepared by and return to:

City of DeKalb
City Manager’s Office
Attention: Ruth A. Scott
164 E. Lincoln Highway
DeKalb, Illinois 60115
ORDINANCE 2020-042

APPROVING A REZONING FROM THE “GC” GENERAL COMMERCIAL DISTRICT TO THE “PD-C” PLANNED DEVELOPMENT – COMMERCIAL DISTRICT, AND APPROVING A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO ACCOMMODATE A FOUR-STORY EXECUTIVE SUITES RESIDENTIAL COMPLEX WITH 59 DWELLING UNITS AND GROUND LEVEL COMMERCIAL SPACE WITH A BANQUET/CONFERENCE ROOM AT 2675 SYCAMORE ROAD, DEKALB, ILLINOIS (2675 SYCAMORE ROAD DEVELOPMENT, LLC – ISAAC SUITES).

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

WHEREAS, 2675 Sycamore Road Development LLC, represented by John Pappas, (herein referred to as “Owner”) of the property commonly known as 2675 Sycamore Road, DeKalb, Illinois (herein referred to as “Subject Property”) has petitioned the City of DeKalb for approval of a zoning map amendment from the “GC” General Commercial District to the “PD-C” Planned Development – Commercial District; along with approval of a Planned Development Preliminary and Final Plan, in order to allow for a new 4-story mixed use building on the Subject Property; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on June 3, 2020; and

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

WHEREAS, the City Council adopts the findings of fact of the Planning and Zoning Commission of the City of DeKalb, finds that the proposed rezoning is in conformance with the applicable zoning factors contained therein, and finds that approval of the rezoning for the Subject Property is in the public interest and promotes the public health, safety and welfare subject to the conditions approved herein, and finds as follows:

STANDARDS OF REZONING

1. The proposed rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding areas trend in development.
The 2005 Comprehensive Plan recommends the subject site for commercial use and the mixed-use development meets the intent of the Plan. The proposed rezoning request will allow the development of a site that has remained vacant since 2007. The project will be an economic benefit to the community and the Sycamore Road corridor.

2. The proposed rezoning conforms to the intent and purpose of the Unified Development Ordinance.

The rezoning of the subject property to PD-C provides the opportunity to more directly shape the development, use and appearance of this property in accordance with the City's Comprehensive Plan. The Planned Development allows the developer and the City the flexibility to agree to a development plan and standards. The proposed rezoning request and development are in compliance with the Unified Development Ordinance. The proposal also meets the General Standard requirements for a Planned Development as described in Article 5.13.07 of the UDO.

3. The proposed rezoning will not have a significantly detrimental effect on the long-range development of adjacent properties or adjacent land uses.

The proposed rezoning will not have a detrimental effect on the adjacent properties or land uses as it entitles the subject property to a use of the property that is complementary with the adjacent area. The site previously contained a two-story motel, which was demolished in about 2007. The proposed rezoning request and preliminary/final plan will allow the development of a highly visible corner along the Sycamore Road corridor into a mixed-use development that will meet a housing need in the area and generate new business opportunities, while spurring increased property values and sales tax.

4. The proposed rezoning constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.

The subject property is currently zoned "GC" General Commercial District. Rezoning the property to "PD-C" will allow for a well-designed project and the flexibility by the applicant to develop the property in a manner that will complement the surrounding neighborhood. In addition, the proposed rezoning request will allow the development of a site that has remained vacant since 2007.

5. Adequate public facilities and services exist or can be provided.

Adequate public services will be provided to the subject property. The developer will be connecting the "private" water main on subject site with a dead-end City water main that serves the properties to the west (802-816 Oakland Drive). This will improve both fire flows and water quality for those residents and the proposed development.
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 legally described as follows:

LOTS 1, 2, AND 3 IN BLOCK 2 OF OAKLANDS, A SUBDIVISION ON SECTION 12, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 14, ON OCTOBER 20, 1906 (EXCEPTING THEREFROM THAT PART OF THE SUBJECT LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED AS DOCUMENT NO. 90003945, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 OF OAKLANDS; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 44.34 FEET ON A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4472.76 FEET, A CENTRAL ANGLE OF 0 DEGREES 34 MINUTES 05 SECONDS AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 15 DEGREES 17 MINUTES 06 SECONDS WEST, A CHORD DISTANCE OF 44.34 FEET TO A POINT; THENCE NORTHWESTERLY ON A LINE HAVING A BEARING OF NORTH 32 DEGREES 02 MINUTES 13 SECONDS WEST, A DISTANCE OF 33.04 FEET TO A POINT; THENCE WESTERLY ON A LINE HAVING A BEARING OF NORTH 83 DEGREES 27 MINUTES 40 SECONDS WEST, A DISTANCE OF 45.30 FEET TO A POINT; THENCE WESTERLY ON A LINE HAVING A BEARING OF NORTH 89 DEGREES 41 MINUTES 45 SECONDS WEST, A DISTANCE OF 101.18 FEET TO A POINT; THENCE NORTHERLY ON A LINE HAVING A BEARING OF NORTH 0 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT IN THE NORTH LINE OF LOT 1, THENCE EASTERLY ON SAID NORTH LINE OF LOT 1, SAID LINE HAVING A BEARING OF SOUTH 89 DEGREES 41 MINUTES 45 SECONDS EAST, A DISTANCE OF 175.35 FEET TO THE POINT OF BEGINNING, SITUATED IN DEKALB COUNTY ILLINOIS.

The property described above is commonly known as 2675 Sycamore Road and has a "PIN" Parcel Identification Number of 08-12-401-028.

SECTION 3: A zoning map amendment from the "GC" General Commercial District to the "PD-C" Planned Development – Commercial District to allow for the new 4-story mixed use building is hereby granted for the Subject Property pursuant to the Preliminary and Final Development Plans as listed in Exhibit A, subject to the standards listed in Exhibit B and subject to staff comments listed in Exhibit C, and in compliance with the City’s Municipal Code and all applicable building codes, ordinances, regulations, and laws.
SECTION 4: Recording Directed: The City Manager or his designee are authorized to record this Ordinance in the DeKalb County Recorder’s Office.

SECTION 5: 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 6: 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.

SECTION 7: That the City Clerk or the Executive Assistant of the City of DeKalb, Illinois be authorized and directed to attest the Mayor’s signature.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 8th day of June 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

SITE PLAN

OF

ISAAC EXECUTIVE SUITES

DEKALB, ILLINOIS

2675 SYCAMORE ROAD DEVELOPMENT, LLC

2020

OWNER

2675 SYCAMORE ROAD DEVELOPMENT, LLC
3 CHERULY DRIVE
SUGURO, IL 60156
815-970-2960

AREA OF SITE

125,541 SQ. FT. 2.36 ACRES

SURROUNDING ZONING

O/C GENERAL COMMERCIAL

LEGAL DESCRIPTION

A PARCEL OF LAND IN LOT 7 IN BLOCK 2 IN GARDEN, A SUBDIVISION OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 5 EAST, WRENCHMER WARD, CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

ENGINEER

WENDLER ENGINEERING SERVICES, INC.
690 TANNER CROSS ROAD
SUGURO, IL 60156
815-899-2222

BUILDING INFORMATION

AREA 11,000 SQ. FT./FLOOR

USG CONSTRUCTION: RESIDENTIAL

57 RESIDENTIAL UNITS

PARKING SUMMARY

HARDST STALLS = 5

TOTAL TOTALS = 112

SITE COVERAGE

AREA OF SITE = 125,541 SQ. FT.

PARKING AREA = 11,000 SQ. FT.

SITE COVERAGE = 43.288

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING / ROAD
4. LAYOUT
5. UTILITIES
6. SIZING
7. DETAILS
8. DEPT
9. DIVISION CONTROL PLAN
10. EROSION CONTROL

UTILITY NOTE

THE LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN ON THIS SHEET ARE APPROXIMATE AND FOR DESIGN PURPOSES. THE ACTUAL LOCATION AND SIZE OF THE UTILITIES MAY DIFFER FROM WHAT IS SHOWN AND MAY REQUIRE MODIFICATION TO THE SITE PLAN. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES ON SITE.

LOCATION MAP

CITY OF DEKALB
GENERAL NOTES

5. ALL NAMED ITEMS OF PIPE SHALL BE PROPERLY SIZED AND PLACED IN ACCORDANCE WITH THE DRAWINGS SPECIFICATION FOR ROAD AND ELEETRICAL, AND THE SPECIFICATION FOR PIPE AND VALVE DELIVERIES. THE PIPE AND VALVE EQUIPMENT SHALL BE FABRICATED IN ACCEPTABLE MATERIALS AND CONFORM TO THE REQUIREMENTS OF THE CITY OF COEUR D'ALÈNE AND THE CITY OF SPOKANE AND KIDWELL AND UNLESS OTHERWISE STATED IN THE DRAWINGS OR SPECIFICATIONS, SHALL BE EXECUTED IN ACCORDANCE WITH THE CITY OF COEUR D'ALÈNE, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.


7. THE CONTRACTOR shall, Upon Application Having been Made, be Required to File a Bond in the Sum of $5,000.00 in the Sum of $5,000.00, with the City of Coeur d'Alene, to Secure the Performance of the Work, in accordance with the Drawings and Specifications, and with the City of Coeur d'Alene, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.

8. THE CONTRACTOR shall, Upon Application Having been Made, be Required to File a Bond in the Sum of $5,000.00 in the Sum of $5,000.00, with the City of Coeur d'Alene, to Secure the Performance of the Work, in accordance with the Drawings and Specifications, and with the City of Coeur d'Alene, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.

9. THE CONTRACTOR shall, Upon Application Having been Made, be Required to File a Bond in the Sum of $5,000.00 in the Sum of $5,000.00, with the City of Coeur d'Alene, to Secure the Performance of the Work, in accordance with the Drawings and Specifications, and with the City of Coeur d'Alene, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.

10. THE CONTRACTOR shall, Upon Application Having been Made, be Required to File a Bond in the Sum of $5,000.00 in the Sum of $5,000.00, with the City of Coeur d'Alene, to Secure the Performance of the Work, in accordance with the Drawings and Specifications, and with the City of Coeur d'Alene, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.

11. THE CONTRACTOR shall, Upon Application Having been Made, be Required to File a Bond in the Sum of $5,000.00 in the Sum of $5,000.00, with the City of Coeur d'Alene, to Secure the Performance of the Work, in accordance with the Drawings and Specifications, and with the City of Coeur d'Alene, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.

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14. THE CONTRACTOR shall, Upon Application Having been Made, be Required to File a Bond in the Sum of $5,000.00 in the Sum of $5,000.00, with the City of Coeur d'Alene, to Secure the Performance of the Work, in accordance with the Drawings and Specifications, and with the City of Coeur d'Alene, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.

15. THE CONTRACTOR shall, Upon Application Having been Made, be Required to File a Bond in the Sum of $5,000.00 in the Sum of $5,000.00, with the City of Coeur d'Alene, to Secure the Performance of the Work, in accordance with the Drawings and Specifications, and with the City of Coeur d'Alene, LATEST ADDENDUM, AND THE CITY OF SPOKANE, LATEST ADDENDUM.
Exhibit B

Permitted Uses:

Residential apartments not exceeding a total of 59 one-bedroom residential units, with the sizes of such units being in substantial compliance with the Floor Plans listed in Exhibit A.

Accessory uses to the residential apartments including a banquet/conference room, exercise room, lounge, warming kitchen, storage and manager’s office.

There shall be no permitted commercial uses on the second or higher floors of the building. Within the non-residential portions of the first floor of the buildings and any portion of the basement of the building allocated to supporting such non-residential areas, the permitted commercial uses shall be exclusively limited to the following:

Retail Uses. Purely retail uses shall be permitted unless otherwise prohibited or limited. Minor, indoor incidental services shall be permitted as a component of retail uses.

Restaurants and retail food establishments, including fast-food, sit-down or other similar establishments. In association with such use, the Owner shall be permitted to establish and maintain outdoor seating areas in accordance with any approved Preliminary and Final Development Plans.

Professional Service Offices, such as medical offices for licensed doctors or chiropractors, urgent care, dental office, legal office, optometrist, accountant, or other similar professional service-based offices with the determination of what constitutes a similar professional office being made by the City Manager.

Service facilities including barber shops, beauty shops, nail salons, copying services, artists’ studios, photographers, tailors, music and dance instruction, suntan parlors, travel agencies and other similar service facilities with determination of what constitutes a similar service facility being made by the City Manager.

Bulk Regulations/Landscaping/Parking:

Setbacks, building lines, site coverage, building dimension limitations, height restrictions, parking, landscaping and other similar restrictions and regulations shall meet those standards as set forth in the “PD-C” District of the UDO.
Exhibit C - Staff Comments

1. Prior to a building permit being issued for the site, the following items should be addressed to the satisfaction of City Staff.

   a. Final Plat shall be submitted in a form that is in compliance with the UDO and the Preliminary/Final Plans and shall be approved by the City Manager with no further review by the Planning and Zoning Commission or City Council.

   b. A photometric plan should be submitted meeting the requirements of Article 10.05 of the UDO.

   c. Add the number of required parking space to the Cover Sheet (1 of 10) based upon the UDO requirements and as stated in the staff report.

   d. Provide a detail of the trash enclosure meeting the requirements of the UDO.

   e. A public sidewalk should be continued across the access drive onto Oakland Drive to a logical point of termini (with a potential pedestrian access to the proposed building) or provide an internal connection to the public sidewalk along Sycamore Road.

   f. The watermain layout shall be approved by the City Engineer and Director of Utilities and Transportation.

2. The following comments from the Kishwaukee Water Reclamation District shall be addressed prior to a building permit being issued.

   a. A sampling manhole is to be installed on the sanitary service.

   b. Provide an estimated water usage so the KWRD can determine the applicable connection fee.

   c. Provide plumbing drawings for the grease trap review.