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DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 7/8/2020 11:20 AM
REC FEE: 75.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 6

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RECORDER NOT RESPONSIBLE
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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:

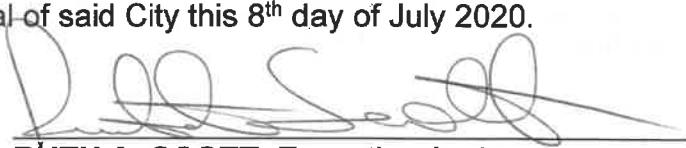
ORDINANCE 2020-044

**AUTHORIZING AN AMENDMENT TO THE SPECIAL USE PERMIT
APPROVED BY ORDINANCE 2017-031 IN ORDER TO EXTEND THE
TIMEFRAME FOR A MODULAR CLASSROOM TO REMAIN ON THE SITE
AT 1121 SCHOOL STREET, DEKALB, ILLINOIS (LITTLEJOHN
ELEMENTARY SCHOOL).**

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 22nd 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

AUTHORIZING AN AMENDMENT TO THE SPECIAL USE PERMIT APPROVED BY ORDINANCE 2017-031 IN ORDER TO EXTEND THE TIMEFRAME FOR A MODULAR CLASSROOM TO REMAIN ON THE SITE AT 1121 SCHOOL STREET, DEKALB, ILLINOIS (LITTLEJOHN ELEMENTARY SCHOOL).

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, 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 an amendment to the special use permit approved by Ordinance 2017-031 to extend the time frame for a modular classroom to remain on the Subject Property; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on June 17, 2020; 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 amendment to 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 amendment to the 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.**

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.

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: An amendment to Ordinance 2017-031 to extend the time frame for a modular classroom to remain on the Subject Property is hereby approved subject to the following condition:

1. The modular classroom may remain on the Subject Property 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.

SECTION 4: All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.

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 the City Clerk or the Executive Assistant of the City of DeKalb, Illinois be authorized and directed to attest the Mayor's signature:

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 Manager or his designee shall record a copy of this Ordinance included herein after execution of this Ordinance.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 22nd 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:

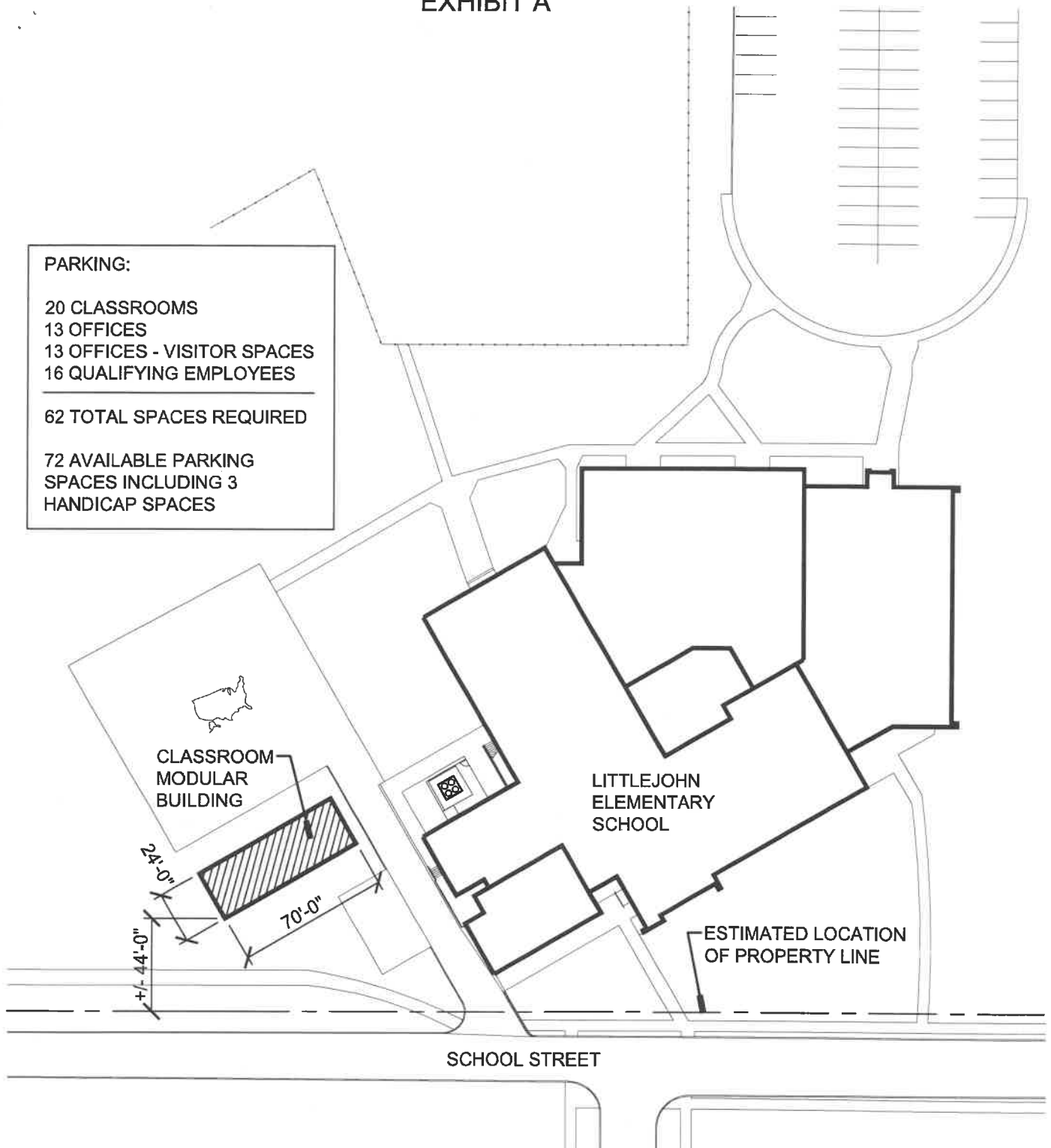


RUTH A. SCOTT, Executive Assistant



JERRY SMITH, Mayor

EXHIBIT A



1

PARTIAL SITE PLAN

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



LITTLEJOHN ELEMENTARY SCHOOL
MODULAR CLASSROOM
DEKALB CUSD #428

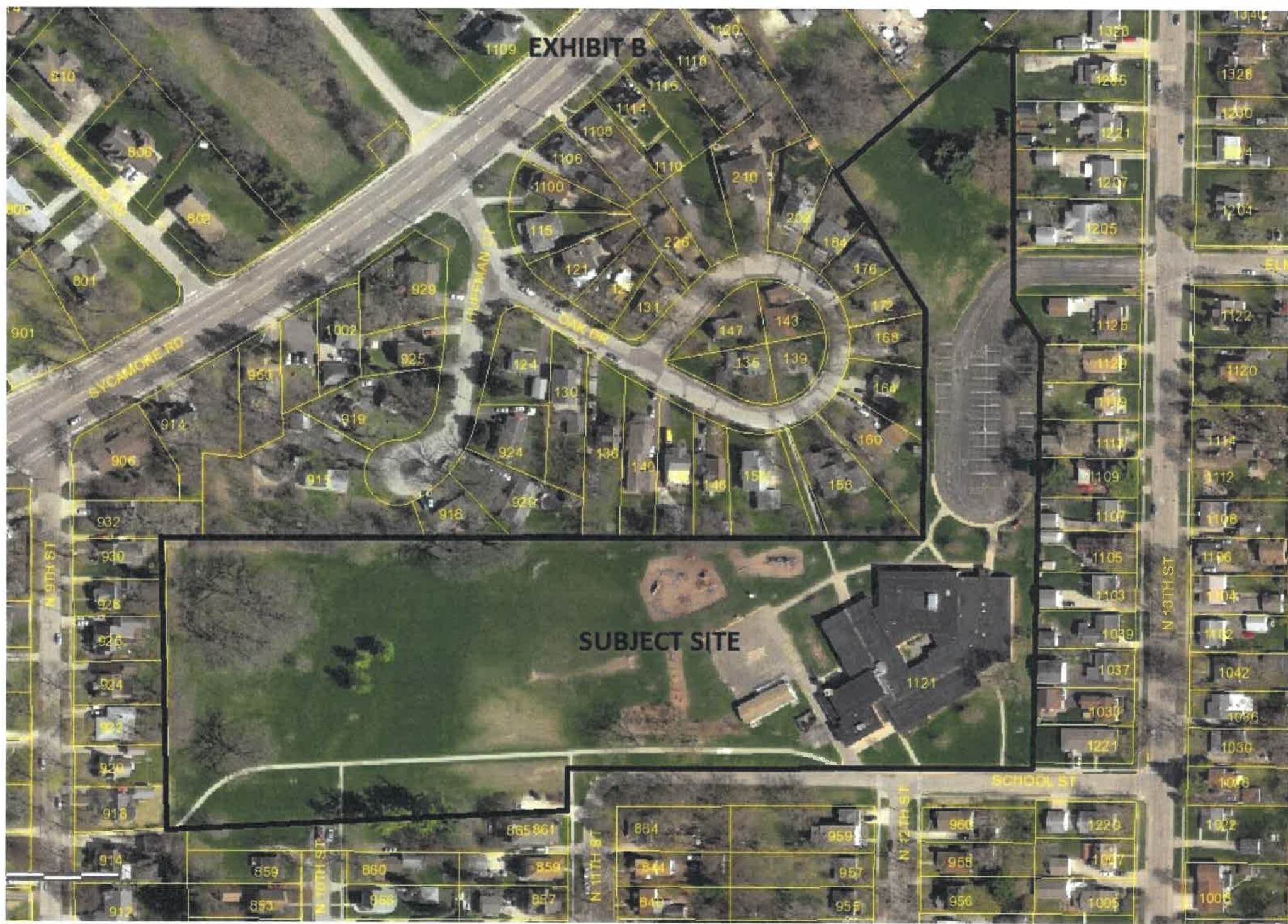


RICHARD L. JOHNSON
ASSOCIATES | ARCHITECTS

JOB NO. 17-040

DATE: June 15, 2017

A2





not recorded. part of backup.

DEKALB COMMUNITY UNIT SCHOOL DISTRICT #428
Serving the Cortland, DeKalb and Malta Communities



Mr. Richard J. Craven Superintendent of Schools Phone: 815-754-2330 Fax: 815-758-6933 jamie.craven@d428.org	Ms. Cynthia Carpenter Director of Business & Finance, CSBO Phone: 815-754-2329 Fax: 815-758-6933 cynthia.carpenter@d428.org	Ms. Sarah Abate Director of Human Resources 815-754-2328 815-754-2345 sarah.abate@d428.org	Mr. Tim Vincent Director of Curriculum and Instruction 815-754-2297 815-758-6933 tim.vincent@d428.org	Ms. Cristy Meyer Director of Student Services 815-754-2290 815-758-6933 cristy.meyer@d428.org	Ms. Tammy Carson Director of Facility Operations 815-754-2951 815-758-6062 tammy.carson@d428.org	Mr. Ben Bayle Director of Technology 815-754-2167 815-758-6062 ben.bayle@d428.org
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June 18, 2020

The Honorable Jerry Smith
Mayor, City of DeKalb; City Council
200 S. 4th Street
DeKalb, IL 60115

RE: Request to Waive Second Reading of Ordinance

Dear Mayor Smith and City Council:

The DeKalb Planning and Zoning Commission unanimously approved on Wednesday, June 17, 2020, the School District's request for a Special Use Permit for the mobile classroom at Littlejohn Elementary School located at 1121 School Street in DeKalb, Illinois. DeKalb CUSD #428 respectfully requests the City Council waive the second reading requirements and approve the Special Use Permit at the June 22, 2020 City Council Meeting.

We appreciate your consideration of this request. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Tammy Carson
Director of Facility Operations

TC:srw



STAFF REPORT

June 12, 2020

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. BACKGORUND 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 Andrlik 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

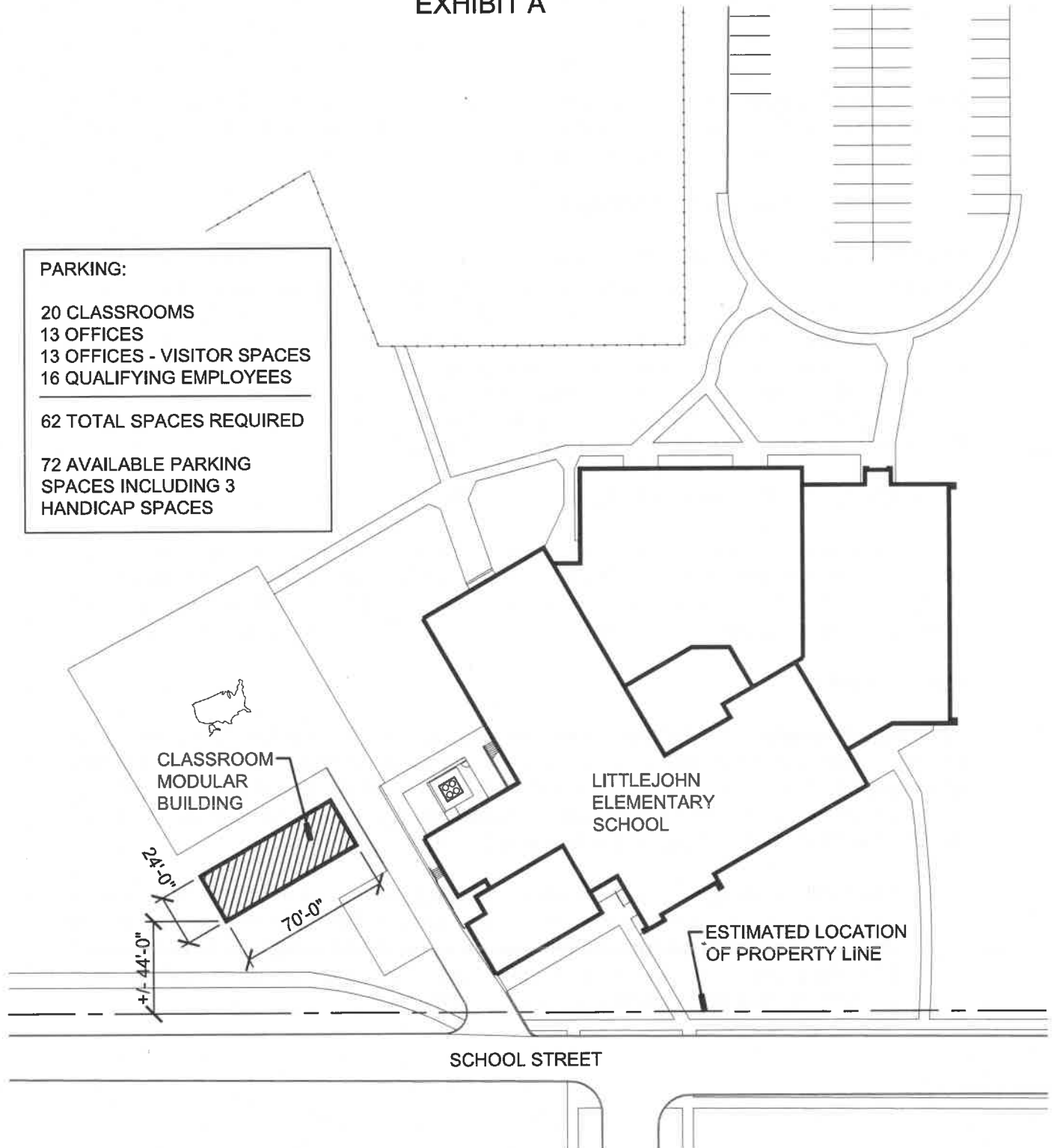
Staff would recommend approval of the amendment to the special use permit and allow the continuation of the modular classroom on the subject site for three more years. The modular classroom will allow the school district to serve the educational needs of the community, which promotes the public health,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



1

PARTIAL SITE PLAN

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



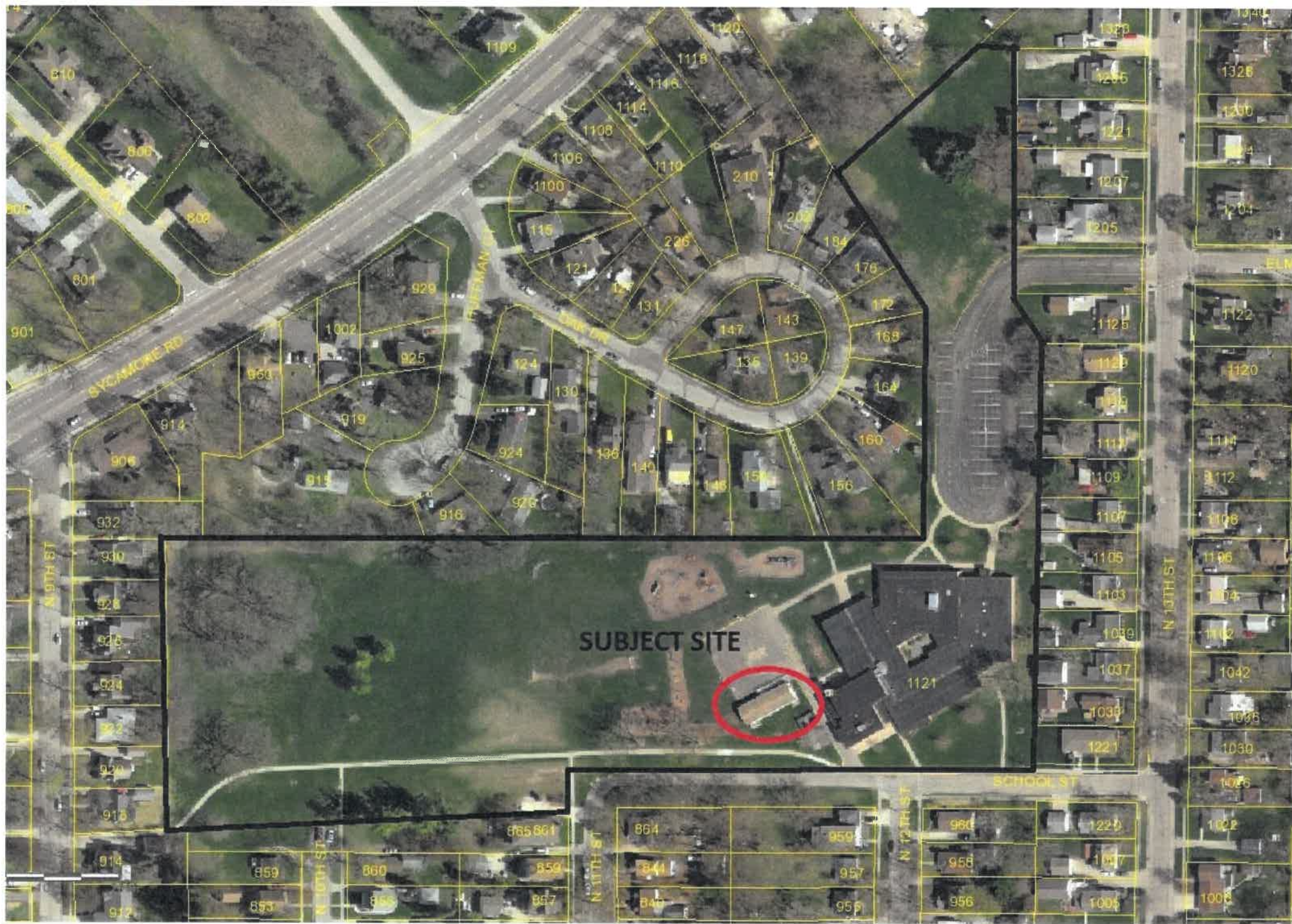
LITTLEJOHN ELEMENTARY SCHOOL
MODULAR CLASSROOM
DEKALB CUSD #428

 **RICHARD L. JOHNSON**
ASSOCIATES | ARCHITECTS

JOB NO. 17-040

DATE: June 15, 2017

A2





Elementary
Temporary





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: _____ Email: _____
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

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.

Petitioner Signature

Date

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).

Property Owner Signature

Date

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 conferred 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.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 10th day of July, 2017, and approved by me as Mayor on the same day. Passed by a 7-0-1 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Faivre, Smith. Nay: None. Absent: Verbic. Waiver of Second Reading passed by a 7-0-1 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Faivre, Smith. Nay: None. Absent: Verbic.

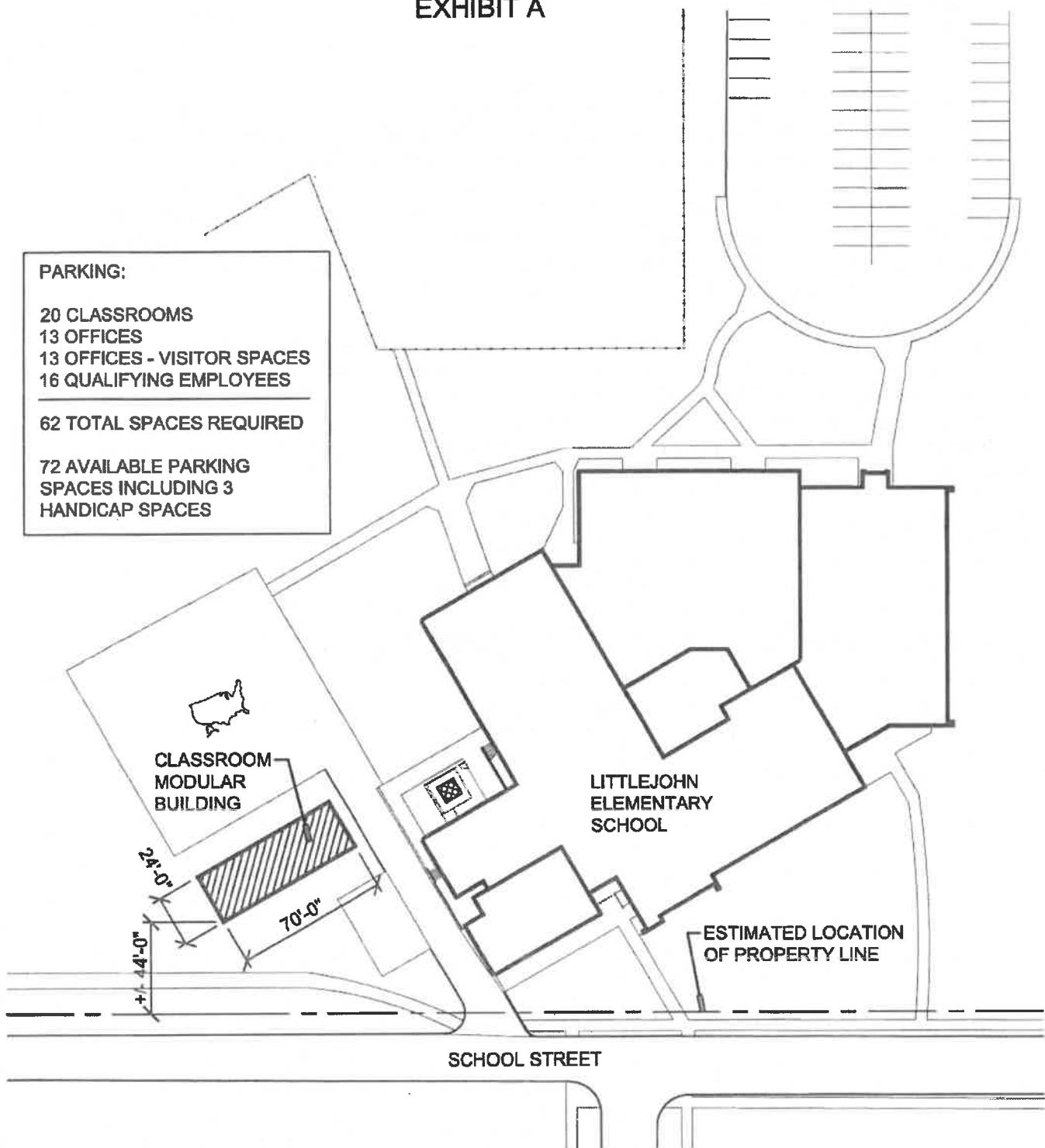
ATTEST:


SUSANNA HERRMANN, City Clerk




JERRY SMITH, Mayor

EXHIBIT A



1

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

A2





2017007189

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL
RECORDED: 7/27/2017 11:37 AM
REC FEE: 81.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 7
POOR ORIGINAL OR CONTAINS COLORED INK
RECORDER NOT RESPONSIBLE
FOR REPRODUCTION

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).**

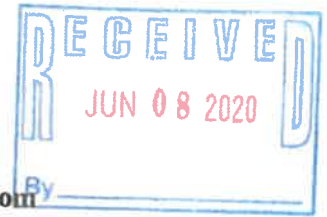
PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois on the 10th day of July, 2017, and the original is now on file at the City of DeKalb Municipal Building.

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



1121 School St. – Amend Special Use Permit – Modular Classroom
Citizen Response Form

Owners Name: Jason Leverton

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

[Signature]



1121 School St. - Amend Special Use Permit - Modular Classroom
Citizen Response Form

Owners Name: Frank J + Patricia A Andolt

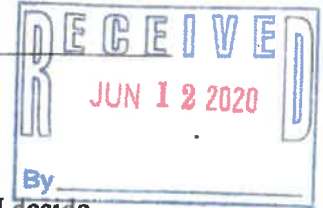
Property Address: 836 W 11th St.

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
kids or Teachers are not in any
danger. Also that the modular
classroom are clean and good
working order.



From: noreply@civicplus.com
To: [Olson, Dan](#); [Walker, Aaron](#)
Subject: Online Form Submittal: Online Public Comment Submission Form
Date: Saturday, June 13, 2020 4:22:08 PM

[**NOTICE:** This message originated outside of the City Of DeKalb mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Online Public Comment Submission Form

This form may be used to submit public comments to the City Council or Planning & Zoning Commission as an alternative to attending a live meeting. Comments must be submitted by 4 p.m. of the meeting date.

Meeting of the	Planning & Zoning Commission
Meeting Date	6/17/2020
First Name	Katherine
Last Name	Goshko
Email Address	<i>Field not completed.</i>
Phone Number	8155624939
Address	1039 N. 13 TH STREET
City	DEKALB
State	IL
Zip Code	60115
Agenda Item	Ordinance #2017-31
Comments to be Submitted	<p>Hi. Hope all of you are doing well.</p> <p>I Do Not Approve of the continuation of the modular classroom for Little John. The City of DeKalb, Planning Commission and School Board has made poor decisions concerning Little John and the surrounding properties and neighborhood. You might have to reduce the number of students to accommodate them all in the poorly planned building. I have outlined safety, damage and maintenance reasons below/ attached. Sorry, explanation might take longer than expected. I wanted to try to thoroughly explain my Complete Disapproval. I will also mail the explanation of my decision. I appreciate your time and attention. Stay safe and healthy and have a good day. Kathy</p> <p>SAFETY - First and foremost, the poor decisions have made me feel that the safety of myself and my family is greatly threatened.</p>

The school was built extremely close to my house and needs to be adjusted and moved. Therefore, the easement or public way is far too small. For example, I was planning a butterfly garden in my backyard with my granddaughter. A man, sitting with a woman suddenly popped up within five feet of us and tried to join our conversation! Yes, I felt extremely threatened and will not feel safe in my own yard again. The trees literally touch the fence outside my garage. Far too close.

DAMAGE – The poor decisions have caused damage to my property. There is a plant area and tree right outside my property. Neither are attended or taken care of properly. There was some kind of bush so close to my fence, it grew underneath and broke a fence post! I had to complain before something was done. Only the bush was removed. Now I have a broken fence. Two trees literally touch the fence outside my garage. I am unsure of the damage these have and will cause. (DeKalb's codes allowed my house to be sold with undrinkable water and two prong electric outlets that I have to correct before I can fix my fence!)

MAINTENANCE – The poor decisions have caused a lapse in maintenance. The plant area and trees literally touching my property are not maintained unless I write a complaint. Even then, very minimal work is done.

Attachments

[Little John 2020.doc](#)

Email not displaying correctly? [View it in your browser.](#)