

AUTHORIZING A ZONING MAP AMENDMENT FROM THE “SFR2” SINGLE FAMILY RESIDENTIAL DISTRICT TO THE “PD-R” PLANNED DEVELOPMENT RESIDENTIAL DISTRICT AND AN AMENDMENT TO ORDINANCE 2018-068 FOR THE PROPERTY LOCATED AT 1221 SYCAMORE ROAD, DEKALB, ILLINOIS (ADVENTURE WORKS OF DEKALB COUNTY, INC.).

WHEREAS, the City of DeKalb (the “City”) is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, Adventure Works of DeKalb County Inc. (the “Applicant”) is the owner of property commonly known as 1221 Sycamore Road and legally described on Exhibit A attached hereto and incorporated herein (the “Property”); and

WHEREAS, the Applicant petitioned the City for approval of a zoning map amendment from the “SFR-2” Single Family Residential District to the “PD-R” Planned Development – Residential District, a waiver to the Unified Development Ordinance (the “UDO”) to allow a Planned Development under two acres, and the incorporation of the Property into the regulations of Ordinance 2018-068 with the removal of the allowance for a dwelling unit; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the City’s Planning and Zoning Commission on September 7, 2021; and

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

WHEREAS, the City’s corporate authorities adopt the findings of fact of the City’s Planning and Zoning Commission, find that the proposed rezoning conforms with the applicable zoning factors in the UDO, find that approval of the rezoning for the Property is in the public interest and promotes the public health, safety, and welfare, subject to the conditions approved herein, and further find as follows:

STANDARDS FOR ZONING MAP AMENDMENT AND GENERAL STANDARD REQUIREMENTS FOR A PLANNED DEVELOPMENT

- 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 Low Density Single-Family uses. The Applicant is proposing to expand the counseling center outdoor activities to the subject site, which will be made part of the planned development. The re-zoning of the site with the proposed expansion of the uses meet the intent of the Plan and the trend of development in the surrounding area.

2. The proposed rezoning conforms to the intent and purpose of the UDO.

The rezoning of the Property to PD-R and amendment to Ordinance 2018-068 provides the opportunity to allow flexibility and to more directly shape the development, use and appearance of the property in accordance with the City's ordinances. The proposed rezoning request and development are in compliance with the UDO, except for a waiver to allow a Planned Development under two acres. 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 surrounding area is already fully developed, and the proposed zoning and land use is consistent and compatible with the neighborhood. The proposed rezoning will not have a detrimental effect on the adjacent properties or land uses. The planned development zoning will allow the expansion of the petitioner's outdoor activities area along Sycamore Road.

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 Property is proposed for "PD-R" District zoning, which will allow the Property to be used for uses that will be compatible with the surrounding area and consistent with the Comprehensive Plan.

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

Suitable public services and utilities are already provided to the Property. One-way access is provided as one enters and leaves the site and adequate parking exists to the rear of the building at 1211 Sycamore Road.

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

SECTION 1: The recitals to this Ordinance are true, material, adopted and incorporated as Section 1 to this Ordinance.

SECTION 2: The City's corporate authorities approve a zoning map amendment from the "SFR-2" Single Family Residential District to the "PD-R" Planned Development - Residential District for the Property, a waiver to the UDO to allow a Planned Development under two acres for the Property, and incorporation of the Property into the regulations of Ordinance 2018-068 with the removal of the allowance for a dwelling unit, subject to Applicant's compliance with the City's Municipal Code, ordinances, regulations and laws.

SECTION 3: The City's corporate authorities authorize the City Manager or his designee to record this Ordinance in the DeKalb County Clerk and Recorder's Office.


SECTION 4: This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's

corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, that this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 13th day of September 2021 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None.





COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant

Exhibit A

Legal Description

TRACT NUMBER 2, ACCORDING TO HUDSON'S PLAT ON SECTION 14, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, IN BOOK "G" OF PLATS, PAGE 23, ON AUGUST 4TH, 1936 (EXCEPT THAT PART THEREOF CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES AND BY DEED RECORDED MAY 19TH, 1944, IN BOOK "H" OF PLATS, PAGE 34), ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN TRACT 2 ACCORDING TO HUDSON'S PLAT IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 2: THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID TRACT 2, SAID LINE HAVING A BEARING OF SOUTH 39 DEGREES 57 MINUTES 28 SECONDS WEST, A DISTANCE OF 78.49 FEET TO A POINT IN THE MOST SOUTHERLY CORNER OF SAID TRACT 2; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID TRACT 2, SAID LINE HAVING A BEARING OF NORTH 51 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 16.40 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE HAVING A BEARING OF NORTH 40 DEGREES 33 MINUTES 29 SECONDS EAST, A DISTANCE OF 74.41 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID TRACT 2; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY LINE, SAID LINE HAVING A BEARING OF SOUTH 66 DEGREES 08 MINUTES 46 SECONDS EAST, A DISTANCE OF 16.26 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN DEKALB COUNTY, ILLINOIS.



2021012049

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 9/16/2021 09:49 AM
REC FEE: 55.00

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

PAGES: 5

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 2021-038

AUTHORIZING A ZONING MAP AMENDMENT FROM THE "SFR2" SINGLE FAMILY RESIDENTIAL DISTRICT TO THE "PD-R" PLANNED DEVELOPMENT RESIDENTIAL DISTRICT AND AN AMENDMENT TO ORDINANCE 2018-068 FOR THE PROPERTY LOCATED AT 1221 SYCAMORE ROAD, DEKALB, ILLINOIS (ADVENTURE WORKS OF DEKALB COUNTY, INC.).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 13th day of September 2021.

WITNESS my hand and the official seal of said City this 15th day of September 2021.

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

This page and those that follow not recorded. for reference only.

From: [Katie Watts](#)
To: [Olson, Dan](#)
Subject: Waiver
Date: Wednesday, September 08, 2021 3:03:36 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.]

September 8, 2021

Dear Mayor and City Council,

Please accept this request for waiver of a second reading and approve at your September 13 meeting. The rezoning for 1221 Sycamore Road was unanimously approved by the Planning and Zoning Commission at their September 7 meeting.

Thank you,

Katie Watts



STAFF REPORT
September 2, 2021

TO: Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Zoning Map Amendment from the "SFR2" Single Family Residential District to the "PD-R" Planned Development Residential District and Amendment to Ordinance 2018-068 for the property located at 1221 Sycamore Road (Adventure Works of DeKalb County, Inc.)

I. GENERAL INFORMATION

- | | |
|------------------------------------|--|
| A. Purpose | Expansion of the petitioner's outdoor activities area along Sycamore Road. |
| B. Owner/Applicant | Adventure Works of DeKalb County, Inc. represented by Katie Watts. |
| C. Location and Size | 1221 Sycamore Road /.17 acres |
| D. Existing Zoning and Land Use | "SFR2"; vacant |
| E. Surrounding Zoning and Land Use | <u>North:</u> PD-R; Sanitary Sewer Plant (KWRD)
<u>South:</u> SFR2; Single-Family Residential
<u>East:</u> SFR2 and GC; Single-Family and Commercial
<u>West:</u> SFR2; Single-Family Residential |
| F. Comprehensive Plan Designation | Low Density Single-Family Residential |



II. BACKGROUND AND ANALYSIS

Request/Background

Adventure Works of DeKalb County, Inc., represented by Executive Director Katie Watts, has submitted a petition to rezone 1221 Sycamore Road from the "SFR2" Single-Family Residential District to the "PD-R" Planned Development Residential District. The petitioner is also requesting an amendment to Ordinance 2018-068 to allow for the expansion of the Adventure Works outdoor activities area along Sycamore Road to the vacant lot at 1221 Sycamore Road. The petitioner bought the vacant lot in December 2019 and had the dilapidated home on it demolished. The PD-R zoning will match the zoning currently on the Adventure Works properties at 1211 and 1215 Sycamore Road.

Adventure Works is a non-profit organization guiding youth in overcoming life challenges through adventure-based counseling and education. The Adventure Works Counseling Center originally started in 2001 in a former single-family home located at 1211 Sycamore Road. On October 8, 2018 the City Council approved Ordinance No. 2018-068 which approved the rezoning of the adjacent vacant lot at 1215 Sycamore Road to the PD-R District. Challenge course elements were added to the lot including low elements activities (between 1-12 feet off the ground). A few months ago, a six (6) foot high privacy fence was added along the rear lot line and a four (4) foot high split rail fence was added around the course elements area and the vacant lot at 1221 Sycamore Road. This was done to help enclose their activities area and provide a buffer/barrier to Sycamore Road. The petitioner is not planning on any structures or land improvements at this time for the vacant lot. In the future, they plan on adding a low ropes course, field space for groups and counseling sessions and other therapeutic programming.

The proposed amendment to Ordinance 2018-068 requests to incorporate the subject site into the regulations of the Ordinance. The Ordinance restricts the use on the site to a counseling center as well as any incidental and accessory uses (e.g. elements course). There was an apartment unit on the second level of the building, which was allowed to continue in the 2018 Ordinance, however the apartment has been converted to offices. Adventure Works does not intend to re-establish a dwelling unit in the building and the recommendation is to prohibit any future dwelling units on the property. The Ordinance also contains a condition that requires the property's appearance and character to remain substantially consistent with a single-family residential look.

There is a parking lot behind the building at 1211 Sycamore Road with 12 standard parking spaces and 1 handicap space. There is 2,714 sq. ft. of office space in the building which equates to nine (9) required parking spaces. The square footage is a gross number and does not exclude storage areas, restrooms, etc. The petitioner notes there is an average of seven (7) employees in the building at a time. The addition of the vacant lot at 1221 Sycamore Road and the future course elements will not add to the parking demand. Adequate parking is provided on the site and there is area to expand the parking in the future, if needed.

The petitioner is also seeking approval of a waiver to the Unified Development Ordinance for a Planned Development less than two acres. The subject site is .17 acres. The lot will be combined with two other lots owned by Adventure Works, which will result in a total of 1.15 acres. A waiver to this requirement has been approved several times before and most recently with the rezoning requests at 304 N. 10th St. and 1221 W. Lincoln Highway.

III. STANDARDS FOR ZONING MAP AMENDMENT

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 Low Density Single-Family uses. The applicant is proposing to expand the counseling center outdoor activities to the subject site, which will be made part of the planned development. The re-zoning of the site with the proposed expansion of the uses meet the intent of the Plan and the trend of development in the surrounding area.

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

The rezoning of the subject property to PD-R and amendment to Ordinance 2018-068 provides the opportunity to allow flexibility and to more directly shape the development, use and appearance of the property in accordance with the City's ordinances. The proposed rezoning request and development are in compliance with the Unified Development Ordinance, except for a waiver to allow a Planned Development under two acres. 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 surrounding area is already fully developed, and the proposed zoning and land use is consistent and compatible with the neighborhood. The proposed rezoning will not have a detrimental effect on the adjacent properties or land uses. The planned development zoning will allow the expansion of the petitioner's outdoor activities area along Sycamore Road.

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 proposed for "PD-R" District zoning, which will allow the property to be used for uses that will be compatible with the surrounding area and consistent with

the Comprehensive Plan.

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

Suitable public services and utilities are already provided to the subject property. One-way access is provided as one enters and leaves the site and adequate parking exists to the rear of the building at 1211 Sycamore Road.

IV. PUBLIC INPUT

The City received a Citizen's Response Form from the adjacent Kishwaukee Water Reclamation District indicating support for the petition. We also received a Citizen's Response Form from George Potter of 724 Krpan Ct. Mr. Potter objected to the proposal noting a concern about parking on Krpan Ct. during an open house and Chamber of Commerce ribbon cutting in July. Mr. Potter states vehicles were parked along Krpan Ct. and had blocked access to his mailbox. This was a one-time event and the Police Department has indicated they have not had any complaints regarding parking on Krpan Ct. due to Adventure Work's operations. Copies of the two forms are provided in the Commission's agenda packets.

V. CONCLUSIONS AND RECOMMENDATION

The proposed rezoning request will allow for the expansion of Adventure Works outdoor activities area along Sycamore Road. The agency has been an asset to the community and the expansion of services will be a benefit to their clientele.

The staff's recommendation is to approve, and a sample motion has been prepared.

Sample Motion:

Based upon the submitted petition and testimony presented, I move the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of the rezoning of the property located at 1221 Sycamore Road from the "SFR-2" Single Family Residential District to the "PD-R" Planned Development Residential District, approval of a waiver to the UDO to allow a Planned Development under two acres and approval of the incorporation of the subject property into the regulations of Ordinance 2018-068 except the allowance for a dwelling unit shall be removed.

















Adventure Works is a for-purpose, nationally accredited, community-based, outdoor behavioral healthcare organization providing services to youth and their families in DeKalb County. Creating opportunity through experiences, Adventure Works is active and involved with our community, getting kids "off the couch" and away from the screen, teaching and counseling through adventure. Adventure Works offers several services such as: individual and family counseling, Little Adventurers (Kindergarten Readiness Program), group programming, school programming, and business partnership services.

Adventure Works seeks to expand our activities to the vacant lot next door in order to offer more experiences and opportunities to our clientele and community. The vacant lot will not be re-establishing the former apartment that once resided there. Rather, this lot will be used to open the doors to new opportunities such as our low ropes course, field space for groups and counseling sessions, and other exciting experiential additions to our therapeutic programming. Transforming the lot in this way contributes to the overall appearance of the neighborhood.



REZONING PETITION

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

FROM: Petitioner Name(s): Adventure Works of DeKalb County, Inc Phone: 815-517-0825
Petitioner's Representative: Katie Watts Email: katie@adventureworksdekalb.org
Mailing Address: _____
1211 Sycamore Road DeKalb, IL 60115

Property Owner: Adventure Works of DeKalb County Phone: 815-517-0825
Mailing Address: _____
1211 Sycamore Road DeKalb, IL 60115

1. The petitioner hereby petitions the City of DeKalb to rezone the following property:

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

See attached legal

PIN number: 08-14-403-022

B. Street Address or Common Location: 1221 Sycamore Road DeKalb, IL 60115

C. Size of Property (square feet or acres): .17 acres

D. Existing Zoning: SFR2 District

E. Proposed Zoning: PD-R District and amend Ordinance 2018-068

F. Reason for request: On a separate document, describe the reasons for the rezoning request and the intended types of land uses, if any, for the property. Also, indicate whether or not the proposed rezoning would: a) be in conformance with the City's Comprehensive Plan and how the proposed rezoning may; b) impact adjacent existing and future land uses; c) impact adjacent property values; and d) impact the general public's health, safety and welfare.

2. The petitioner hereby submits the following information:

Vicinity map of the area proposed for the rezoning

All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided electronically on a CD, DVD or flash device that will become part of the application file.

Petition fee (\$500.00).

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 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 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 Rezoning petition as described above (petitioner must sign if they are the owner).



Property Owner Signature

7/26/21

Date

LEGAL DESCRIPTION: 1221 SYCAMORE AVE, DEKALB, ILLINOIS 60115

Tract Number 2, according to Hudson's Plat on Section 14, Township 40 North, Range 4 East of the Third Principal Meridian, and recorded in the Recorder's Office of DeKalb County, Illinois, in Book "G" of Plats, page 23, on August 4th, 1936 (except that part thereof conveyed to the People of the State of Illinois for highway purposes and by deed recorded May 19th, 1944, in Book "H" of Plats, page 34), also excepting therefrom the following: A parcel of land in Tract 2 according to Hudson's Plat in Section 14, Township 40 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, described as follows: Beginning at the most Easterly corner of said Tract 2; thence Southwesterly on the Southeasterly line of said Tract 2, said line having a bearing of South 39 degrees 57 minutes 28 seconds West, a distance of 78.49 feet to a point in the most Southerly corner of said Tract 2; thence Northwesterly on the Southwesterly line of said Tract 2, said line having a bearing of North 51 degrees 31 minutes 32 seconds West, a distance of 16.40 feet to a point; thence Northeasterly on a line having a bearing of North 40 degrees 33 minutes 29 seconds East, a distance of 74.41 feet to a point in the Northeasterly line of said Tract 2; thence Southeasterly on said Northeasterly line, said line having a bearing of South 66 degrees 08 minutes 46 seconds East, a distance of 16.26 feet to the point of beginning, all situated in DeKalb County, Illinois.

**1221 Sycamore Rd. - Rezoning
Citizen Response Form**

Owners Name: KISHWANICEE WRD - MIKE HOLLAND

Property Address: 1301 SYCAMORE RD.

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:





1221 Sycamore Rd. - Rezoning
Citizen Response Form

Owners Name: George Potter

Property Address: 724 Krpan Ct. DeKalb, IL 60115

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:

When they put up their new sign and had the open house for this new addition everyone parked on our street and clogged it up. Many of us have multiple family members and cars and need to park on the street. The parking lot at Adventure Works does not support the large group it will attract. We are used to our privacy in our culdesac and value our higher properties here on Krpan Court. No regards for mail delivery - They blocked my mailbox and the mailman had to get out of his vehicle. People disregard rules these days.

