

APPROVING THE REZONING OF THE EIGHT-ACRE PROPERTY LOCATED ON THE EAST SIDE OF N. ANNIE GLIDDEN ROAD, DEKALB, ILLINOIS, SOUTH OF TWOMBLY ROAD NORTH OF RIDGE DRIVE FROM THE “LC” LIGHT COMMERCIAL DISTRICT TO THE “PD-C” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (DEKALB COUNTY COMMUNITY GARDENS).

WHEREAS, the City of DeKalb (the “City”) is a home rule unit of local government and 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, DeKalb County Community Gardens (the “Petitioner”) is the contract purchaser of approximately 8 acres of property that is legally described in the attached and incorporated Exhibit A (the “Property”)

WHEREAS, Petitioner requested that the City approve the following items: (1) the rezoning of the Property from the “LC” Light Commercial District to the “PD-C” Planned Development – Commercial District to accommodate a community health education and food center, community building, greenhouses, and accessory uses (the “Rezoning”); (2) the Preliminary Development Plan and Architectural Elevations dated 8-30-23 attached and incorporated as Exhibit B (the “Preliminary Development Plans”); (3) exceptions to the City’s Unified Development Ordinance (the “UDO”) requirements for (a) the reduction of 50-foot buffer area in PD-C District between a non-residential use and residential district, and (b) removal of the 6-foot-high privacy fence screening requirement (the “Exceptions”), all of which is collectively referred to as the “Petition”;

WHEREAS, pursuant to due notice, on September 18, 2023, the City’s Planning and Zoning Commission (the “PZC”) held a public hearing on the Petition, made findings of fact, and recommended approving the Petition, and

WHEREAS, the City’s corporate authorities adopt and incorporate by reference the PZC’s findings of fact and further find that: (1) approving the Petition is in the public interest for the protection of the public health, safety and welfare; and (2) the Petition, except for the Exceptions, conform with the UDO as follows:

III. STANDARDS FOR ZONING MAP AMENDMENT

- 1. The Rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The Rezoning is appropriate considering the length of time the Property has been vacant and the trend of development in the area.**

The 2022 Comprehensive Plan recommends the Property for commercial uses. The proposed development meets many of the goals and objectives of the Annie Glidden North Revitalization Plan. The site will contain a community health education and food center (CHEF), community building, greenhouses and accessory uses. The proposed “PD-C” zoning is appropriate for the site due to the proposed mix of uses. The site has been vacant in crop production for decades. The trend of development in the area has included a variety of uses including rehabilitation of multi-family buildings, demolition of blighted and underperforming structures, and institutional uses like the new First United Methodist Church along N. Annie Glidden Road.

- 2. The Rezoning conforms to the UDO’s intent and purpose.**

The Rezoning of the Property to the “PD-C” Planned Development Commercial District will better match the proposed uses for the Property. The Planned Development zoning will allow the Petitioner and the City the flexibility to agree to appropriate development standards. The Rezoning

and proposed development comply with the UDO, except for the Exceptions. The proposed development also meets the General Standard requirements for a Planned Development as described in Article 5.13.07 of the UDO.

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

The Rezoning will not have a detrimental effect on the adjacent properties or land uses as it entitles the Property to uses that are complementary and compatible with the adjacent area. There are agricultural properties to the north and west of the site and adjacent existing multi-family complexes to the east and south. Commercial development lies further to the south. The proposed development contains a mix of agricultural and commercial type uses, and the Property is an appropriate location.

4. The 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 currently zoned "LC" Light Commercial District. Rezoning the Property to "PD-C" Planned Development Commercial District will allow the demand for the intended land uses to be accommodated and is compatible with the surrounding area.

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

Adequate public services and utilities are already provided to the Property or adjacent to the site. A 12" water main is located along the west side of N. Annie Glidden Road. Sanitary sewer is located along Ridge Dr. and at the Twombly Rd. and N. Annie Glidden Rd. intersection. A total of 118 parking spaces will be provided on the lot meeting the required number (92) per the UDO standards. The access points proposed to N. Annie Glidden Road are reasonable and a traffic analysis will be submitted with the Final Development Plan to determine the appropriate roadway improvements. A proposed walking path to the south to Ridge Drive is shown and will have to be coordinated with the adjacent property owner. Detention will be required and the wetlands area on the southeast portion of the Property will need to be further investigated and delineated with the Final Development Plan submittal.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

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 the Petition and adopt the Rezoning, Preliminary Development Plans, and Exceptions including, but not limited to, (1) adopting an amendment of the City's "Official Zoning Map" to depict the Property as located within the "PD-C" – Planned Development Commercial District", (2) approving the Preliminary Development Plan and Architectural Elevations dated 8-30-23, and (3) approving the Planned Development Standards for the Property attached and incorporated as Exhibit C (the "Planned Development Standards"), subject to and conditioned upon Petitioner's compliance with this Ordinance, the Planned Development Standards, the City's Municipal Code, and applicable laws;

SECTION 3: 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, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 4: 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 25th day of September 2023 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None.





COHEN BARNES, Mayor

ATTEST:


Ruth A. Scott, Executive Assistant

Exhibit A

Part of Parcel "A-1" of the Rolling Meadows Trust Land Division, being a division of part of Sections 10 and 15, recorded in Book "R" of Plats, Page 72 as Document No. 407480, in Township 40 North, Range 4 East of the Third Principal Meridian, bounded and described as follows: Beginning on the West line of Section 15, at the Northwest corner of said Parcel "A-1"; thence North 89 degrees 35 minutes 09 seconds East along the North line of said Parcel, a distance of 817.33 feet to the Northerly extension of the West line of a public road designated Blackhawk Road; thence South 00 degrees 01 minute 09 seconds West along said Northerly extension, a distance of 372.91 feet to a line 55.0 feet Northerly of and parallel with the North line of the 13th Addition to Rolling Meadows Subdivision, recorded as Document No. 89004128 in the DeKalb County Recorder's Office; thence North 89 degrees 58 minutes 51 seconds West along said parallel line, a distance of 176.22 feet to the Northerly extension of the West Line of Lot 1 of said 13th Addition; thence South 00 degrees 01 minutes 09 seconds West along said Northerly extension, a distance of 55.0 feet to the Northwest corner of said Lot 1; thence North 89 degrees 58 minutes 51 seconds West, along the North line of Lot 2 of said 13th Addition, a distance of 180.0 feet to the Northwest corner of said Lot 2; thence South 00 degrees 01 minutes 09 seconds West along the West line of said Lot 2, a distance of 23.81 feet to the Northeast corner of the 14th Addition to Rolling Meadows Subdivision, recorded as Document No. 93009838 in the DeKalb County Recorder's Office; thence North 89 degrees 58 minutes 51 seconds West along said North line of the 14th Addition, a distance of 460.42 feet to the West line of said Section 15; thence North 00 degrees 04 minutes 00 seconds West along said West line, a distance of 445.54 feet to the point of beginning, all situated in the Township of DeKalb, the County of DeKalb, the City of DeKalb and the State of Illinois.

EXHIBIT B

REQUIRED PARKING:

OCCUPANCY TYPE	FACTOR	QTY SPACES REQUIRED	NOTES
OFFICE	1 SPACE / 300 SF	12	
WAREHOUSES	LINES EMPLOYEE & 1 PER VEHICLE STORED	33	1/2 vehicles stored in 60 spaces @ 60' @ 10' @ 10' @ 10'
GARDEN CENTER & GREENHOUSES	1 SPACE / 250 SF	33	
	LINES EMPLOYEE & 1 PER VEHICLE STORED	44	1/2 vehicles stored in 88 spaces @ 88' @ 10' @ 10' @ 10'
GENERAL COMMERCIAL	1 SPACE / 750 SF	40	
COMMUNITY OUTBUILDING - TENANTS	1 SPACE / 750 SF	40	
TOTAL		#(CALC)	
SPACES PROVIDED		88	

NOTE: FINAL AREAS & OCCUPANT LOADS MAY VARY UPON FINAL LAYOUT OF BUILDING

GENERAL NOTES:

1. DOWNSPOUT LOCATIONS TO BE COORDINATED WITH CIVIL ENGINEER
2. BUILDING OUTLINES AND DIMENSIONS ARE APPROXIMATE AND MAY CHANGE DURING CONSTRUCTION. DOCUMENTATION
3. FINAL LANDSCAPING FOR 5' WIDE LANDSCAPED BUFFER AT PROPERTY BOUNDARY TO BE SUBMITTED WITH FINAL PLAN

PLAN AREAS:

1. PROPOSED BUILT AREA 48,396 sf
2. CHEF CENTER SOUTH BUILDING (CASA-2) 36,255 sf
3. PROPOSED GREEN ROOF AREA 5,933 sf
4. "MAY FLUCTUATE BASED ON ENGINEERING"
5. PERMEABLE GROUND AREA 19,398 sf
6. "MAY FLUCTUATE BASED ON FINAL PLAN"
7. PROPOSED PAVED DRIVING AREA 4,057 sf
8. PROPOSED PAVED SIDEWALK AREA 23,189 sf
9. "SOME PAVED AREA MAY BECOME PERMEABLE PAVED BASED ON STORMWATER NEEDS"

PLANKEY:

- APPROXIMATE WETLAND LOCATION*
- PROPOSED GREEN ROOF
- PROPOSED GROWING FIELD
- LANDSCAPED BUFFER AREA
- PROPOSED PERMEABLE PAVERS
- PROPOSED LANDSCAPED BEDS
- PROPOSED TURF GRASS
- PROPOSED ASPHALT PAVING OR SIMILAR
- PROPOSED CONCRETE PAVING OR SIMILAR
- PROPOSED BUILDING FOOTPRINT

*NOTE: FINAL WETLAND LOCATION AND SIZE TO BE DETERMINED BY OWNER AND MAY AFFECT FINAL PLAN LAYOUT



THE TERRACE WARRIORS ARCHITECTS, INC.
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CEDARBURG, WI 53012
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PROJECT

CHEF CENTER
NEW CONSTRUCTION
N ANNIE GLIDDEN ROAD
DEKALB, IL 60115

OWNER

DEKALB COUNTY
COMMUNITY GARDENS
2300 Beverly Rd.
Dekalb, IL 60115
P: 708.313.4843

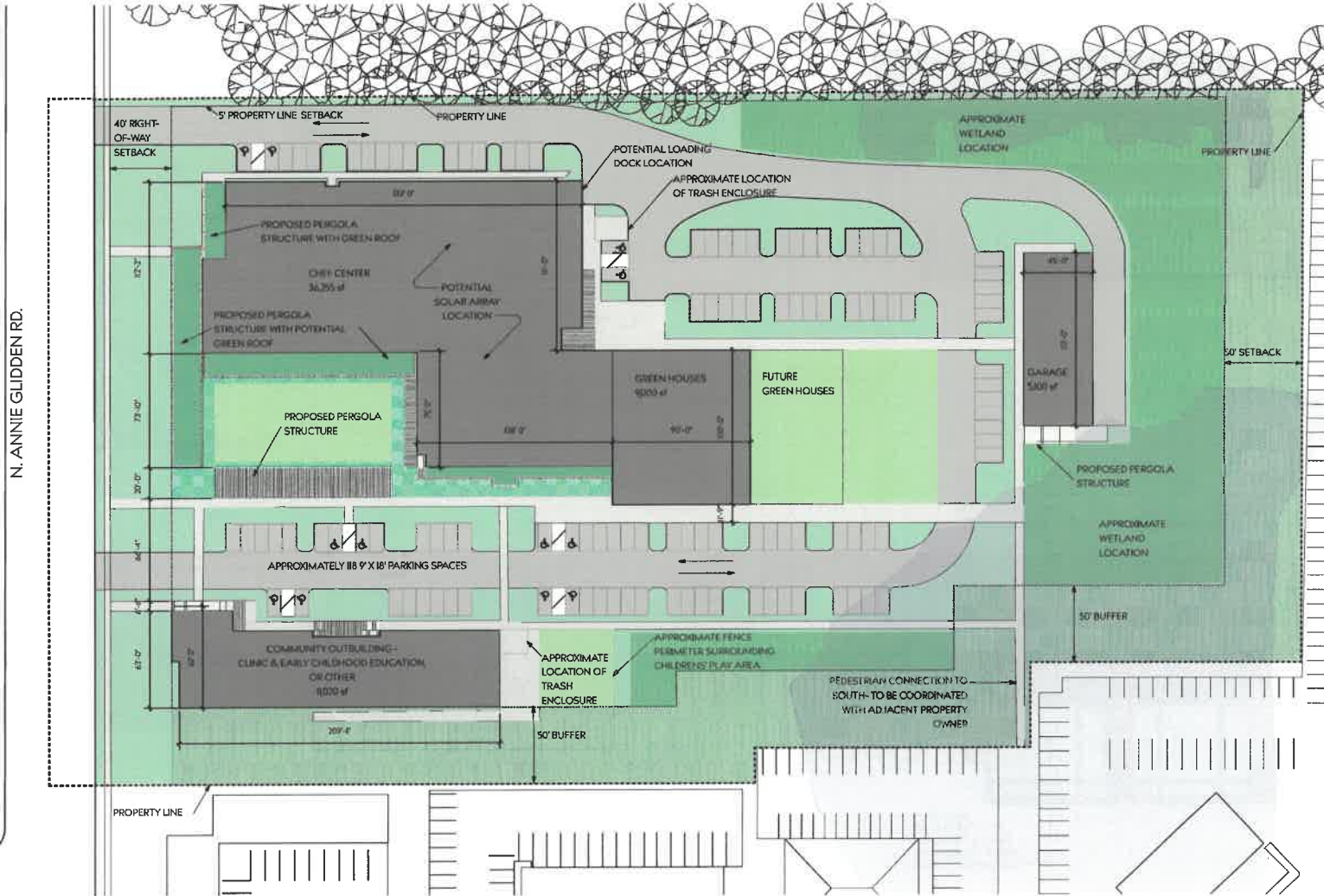
REVISIONS

NO.	DATE	DESCRIPTION

DATE
AUGUST 30, 2023
PROJECT NUMBER
239721
SHEET TITLE

SITE PLAN

SHEET NUMBER
A0.0



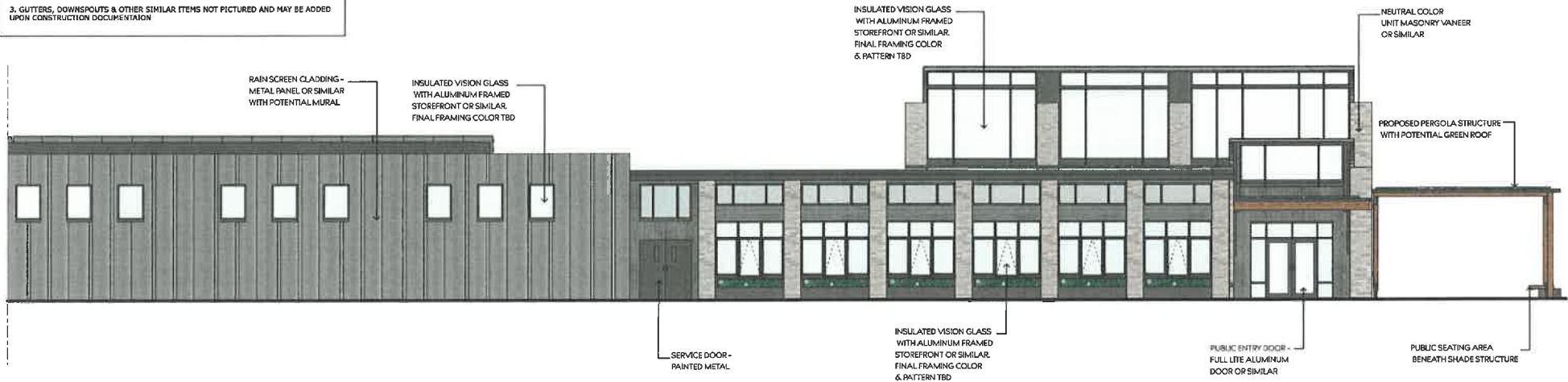
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1 **SITE PLAN**
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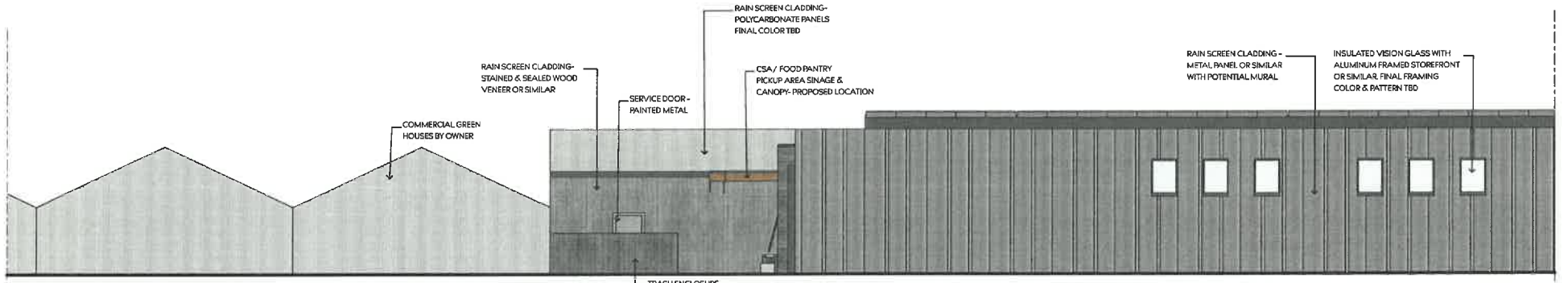


GENERAL NOTES

1. BUILDING MATERIAL SELECTIONS ARE PRELIMINARY AND MAY BE REVISED DURING DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTATION
2. BUILDING DIMENSIONS ARE PRELIMINARY AND MAY BE REVISED DURING DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTATION
3. GUTTERS, DOWNSPOUTS & OTHER SIMILAR ITEMS NOT PICTURED AND MAY BE ADDED UPON CONSTRUCTION DOCUMENTATION



1 NORTH ELEVATION WEST END
 A3.0 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION EAST END
 A3.0 SCALE: 3/16" = 1'-0"



The Kunkle Wehrhahn Architects, Inc.
 1001 WEST Maccoun Avenue
 Cedarburg, WI 53013
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PROJECT
CHEF CENTER
 New Construction
 DEKALB, IL 60116

OWNER
 DEKALB COUNTY
 COMMUNITY GARDEN

2200 Bellamy Road
 DeKalb, IL 60116
 P: 815-750-0000

DATE
 August 30, 2023

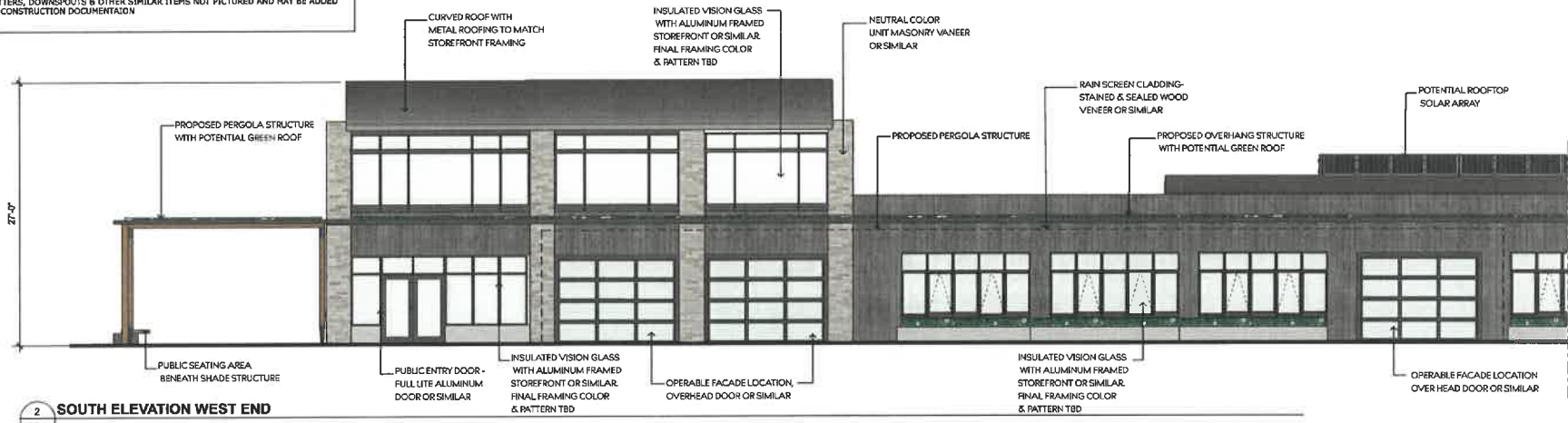
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SHEET TITLE
 CHEF CENTER
 ELEVATIONS

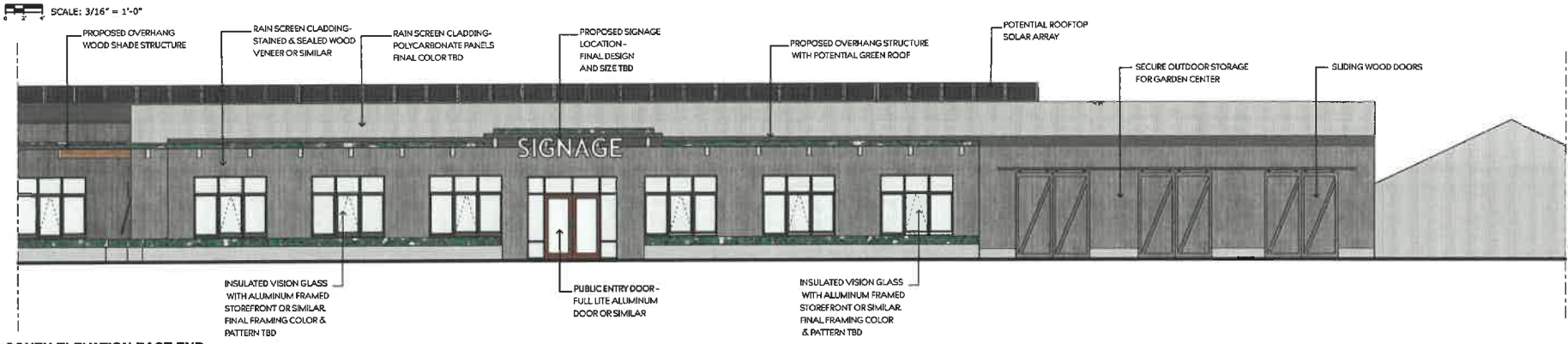
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2 SOUTH ELEVATION WEST END
A3.1



1 SOUTH ELEVATION EAST END
A3.1



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PROJECT
CHEF CENTER
New Construction
DEKALB, IL 60115

OWNER
DEKALB COUNTY
COMMUNITY GARDEN

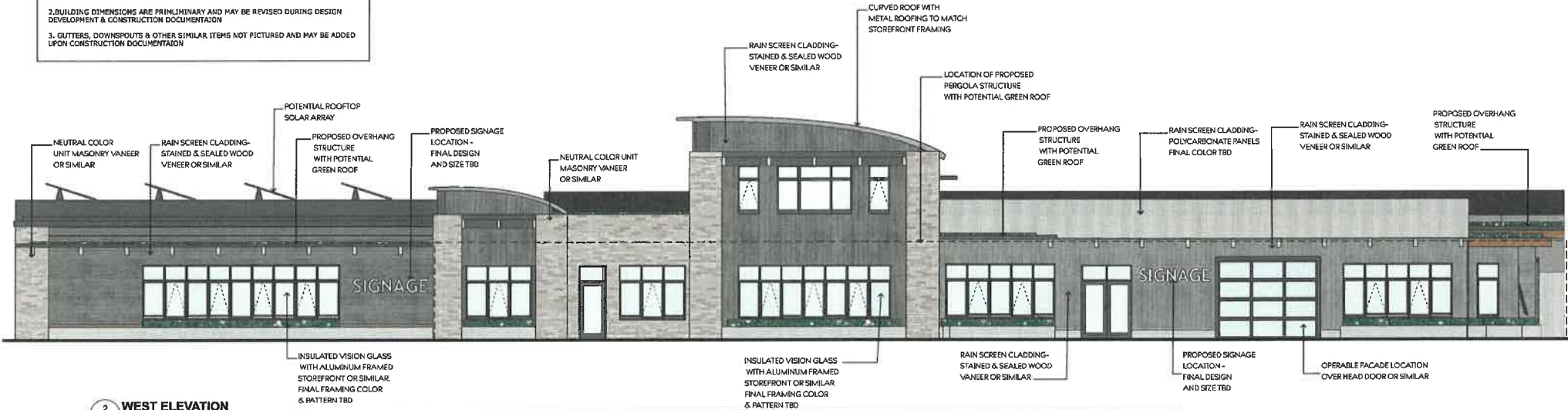
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PROJECT NUMBER
239721

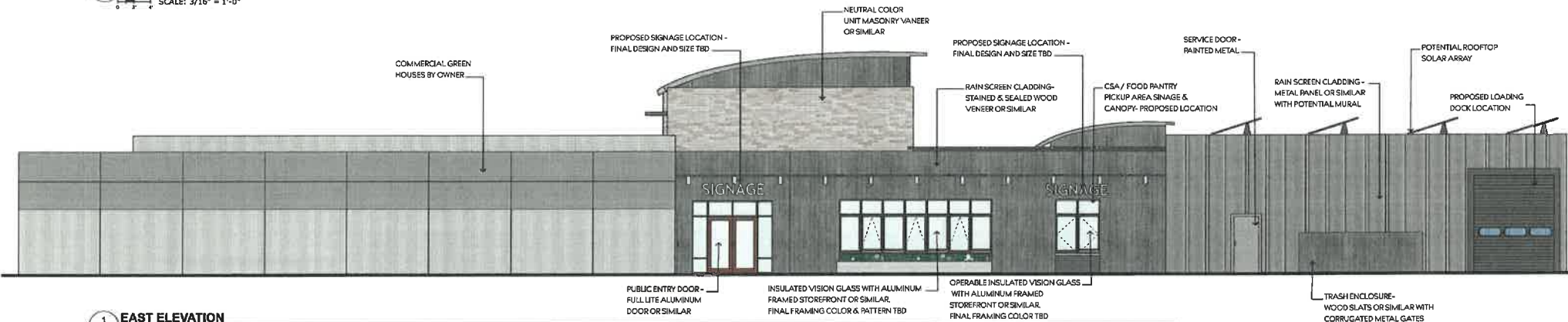
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CHEF CENTER
ELEVATIONS

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2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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1811 1617 Madison Avenue
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PROJECT
CHEF CENTER
New Construction
DEKALB, IL 60110

OWNER
DEKALB COUNTY
COMMUNITY GARDEN

DATE
August 30, 2023

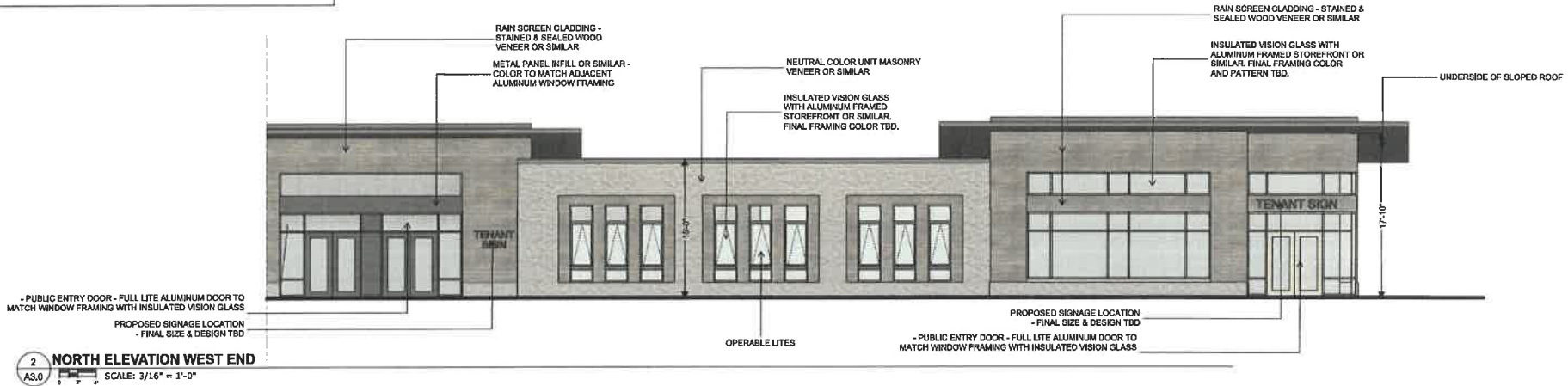
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DESIGN TITLE
CHEF CENTER
ELEVATIONS

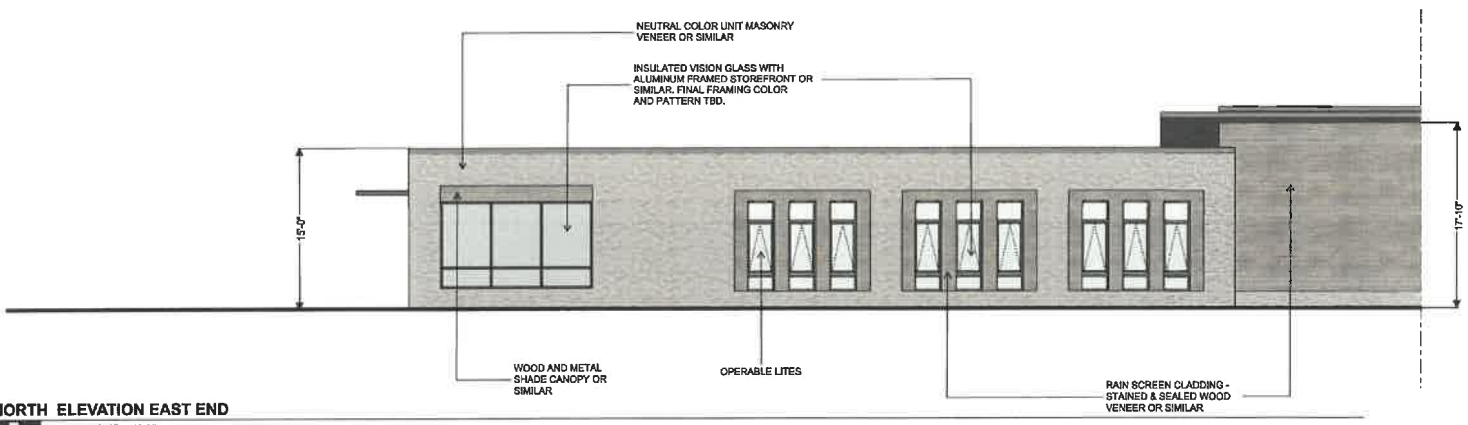
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2 NORTH ELEVATION WEST END
 A3.0 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION EAST END
 A3.0 SCALE: 3/16" = 1'-0"



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PROJECT
CHEF CENTER
 New Construction
 DEKALB, IL 60116

OWNER
 DEKALB COUNTY
 COMMUNITY GARDENS

DATE
 August 29, 2023

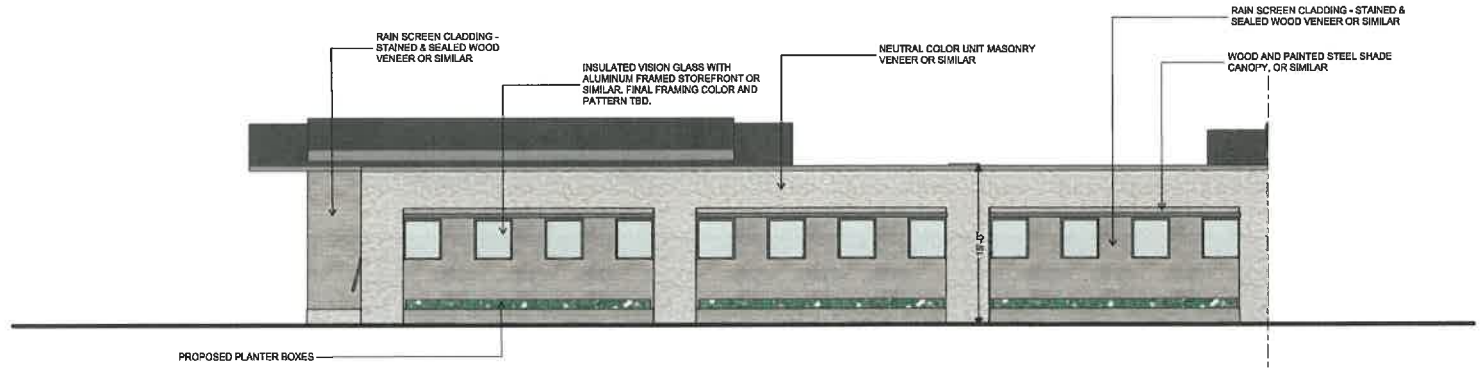
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SHEET TITLE
 COMMUNITY OUTBUILDING
 ELEVATIONS

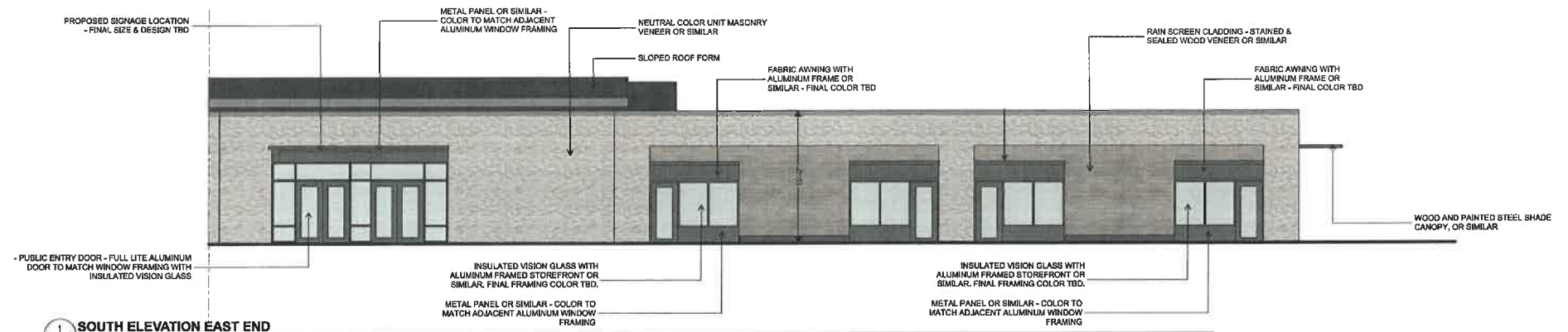
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2 SOUTH ELEVATION WEST END
 A3.1 SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION EAST END
 A3.1 SCALE: 3/16" = 1'-0"



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 Oakbrook, WI 53012
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PROJECT
CHEF CENTER
 New Construction
 DEKALB, IL 60115

OWNER
 DEKALB COUNTY
 COMMUNITY GARDENS

DATE
 August 29, 2023
PROJECT NUMBER
 239721

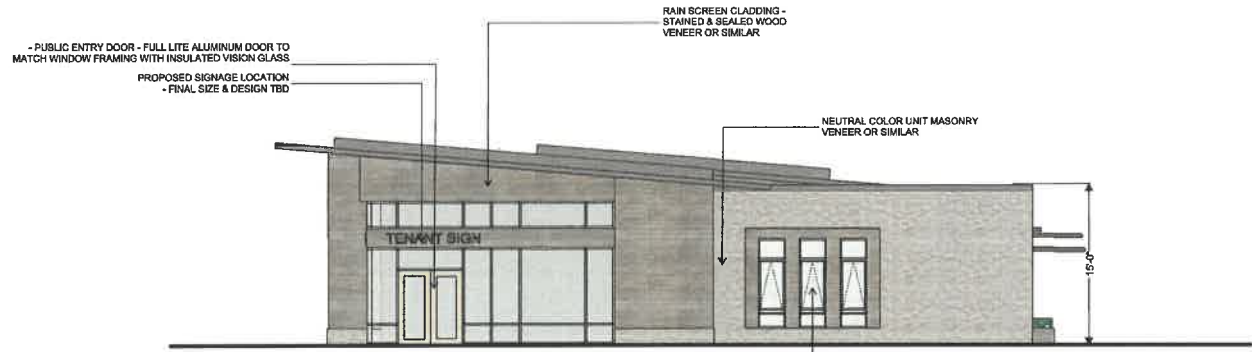
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 COMMUNITY OUTBUILDING
 ELEVATIONS

2390 Anthony Road
 Decatur, IL 60118
 p: 815-762-0888

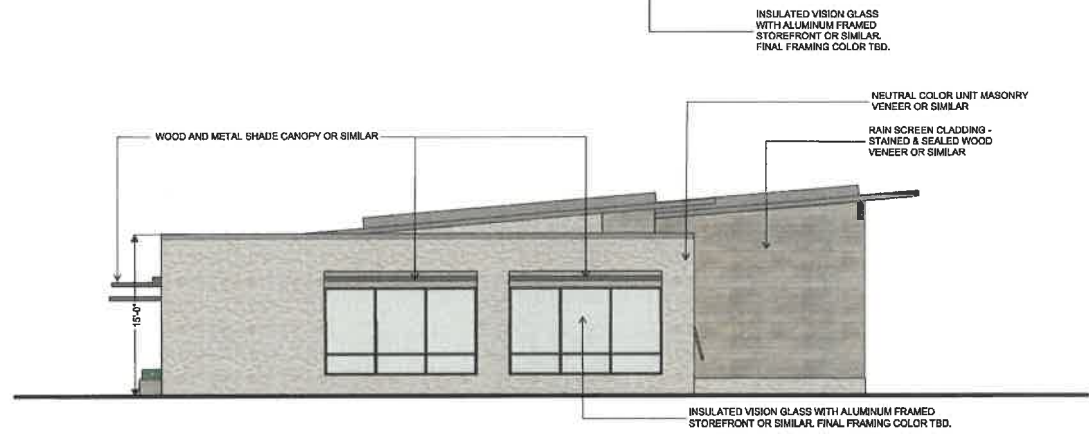
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2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT
CHEF CENTER
New Construction
DEKALB, IL 60115

OWNER
DEKALB COUNTY
COMMUNITY GARDENS

DATE
August 29, 2023

PROJECT NUMBER
239721

WEST TITLE
COMMUNITY OUTBUILDING
ELEVATIONS

2300 Sherman Road
DeKalb, IL 60115
P: 618-758-0980

Exhibit C

Planned Development Standards

Permitted Uses:

Community health education and food center, community building, greenhouses and accessory uses.

Bulk Regulations/Landscaping/Parking/Open Space:

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 and "LC" District of the UDO, except for the waivers as listed below.

Article 5.13.07(6)(b). – Encroachment of the 50-foot buffer area in the PD-C District between a non-residential use an adjacent residential district for the loading area behind the community building and the pedestrian path to the south as shown on the preliminary development plan attached as Exhibit A.

Article 7.05 - Remove the 6-foot-high privacy fence screening requirement adjacent to the residential areas to the east and south.

A Final Development Plan shall be submitted and reviewed by the Planning and Zoning Commission and City Council pursuant to the procedures in the Unified Development Ordinance. The Final Development Plan shall include an engineering plan, landscape plan, lighting plan and a traffic analysis.

