

APPROVING A SPECIAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW PUBLIC SWIMMING POOL FACILITY AT 1403 SYCAMORE ROAD, DEKALB, ILLINOIS (DEKALB PARK DISTRICT).

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 Park District (the “Petitioner”), an Illinois park district, petitioned the City to approve a special use permit for the construction of a new public swimming pool facility located at 1403 Sycamore Road, DeKalb, IL and legally described in the attached and incorporated Exhibit A (the “Property”); and

WHEREAS, on May 19, 2025, pursuant to due notice, the City’s Planning and Zoning Commission (the “PZC”) held a public hearing on the special use permit, made findings of fact, and recommended approving the special use permit; and

WHEREAS, the City’s corporate authorities adopt and incorporate by reference the PZC’s findings of fact, find that approving a special use permit for the Property is in the City’s best interests for the protection of the public health, safety and welfare, and specifically find that the proposed special use permit conforms with the applicable factors in the City’s Unified Development Ordinance (“UDO”) as follows:

STANDARDS OF A SPECIAL USE – ARTICLE 14.03.05(2) OF THE UDO

- 1. The proposed special use complies with all provisions of the applicable district regulations.**

The proposed special will comply with all regulations of the “SFR2” Single-Family Residential District and the UDO, except for Petitioner’s request for a fence variance, which was approved by the PZC.

- 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 adjacent properties or land uses. The site has been zoned “SFR2” Single-Family Residential District for decades. The proposed special use is a new public swimming pool facility. A swimming pool has occupied the site since the 1930’s. The surrounding area is already developed with a variety of uses including additional park space, golf course, apartments and a variety of commercial uses. The 2022 Comprehensive Plan designates the site for Open Space.

- 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 granting of the special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding area is already developed with a variety of uses including additional park space, golf course, apartments and a variety of commercial uses. The proposed special will operate in a manner that is not detrimental to the surrounding neighborhood or to property values.

4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

With the construction of a new pool, utilities will be updated across the site. The existing parking lot will be expanded to provide more parking spaces. Petitioner will comply with all the other regulations of the City's UDO, except as may be allowed for the fence variance.

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.

The proposed special use will not be detrimental to the permitted developments and uses in the surrounding area. The site has contained a pool facility since the 1930's. The surrounding area is developed with a variety of uses including additional park space, golf course, apartments and a variety of commercial uses. The new swimming pool facility will provide numerous benefits and amenities for the community and will promote public health. The City received a Public Response Form from Mason Properties, which owns the shopping center across Sycamore Road, supporting Petitioner's request for a special use permit.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property; unreasonably increase the congestion in public streets, increase the danger of fire or endanger the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb.

The proposed fence will not impair an adequate supply of light and air to adjacent properties. Furthermore, it will not impair the public health and safety and will not have a negative impact on the surrounding neighborhood and will not impede traffic or cause any safety issues. The City received a Public Response Form from Mason Properties, which owns the shopping center across Sycamore Road, supporting Petitioner's request for a fence variance.

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 and grant a special use permit to allow for the construction of a public swimming pool facility on the Property, subject to and contingent upon Petitioner's compliance with the City's Municipal Code and the plans attached and incorporated as Exhibit B (the "Plans").

SECTION 3: City staff is authorized and directed 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 if this Ordinance is inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard in 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 27th day of May 2025 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Larson, Smith, Carlson, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Zasada. Second Reading waived by a 7-0-1 roll call vote. Aye: Larson, Smith, Carlson, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Zasada.




COHEN BARNES, Mayor

ATTEST:

Ruth A. Scott, Executive Assistant

EXHIBIT A
(Legal Description of the Property)

The Property is legally described as follows:

THAT PART OF THE FOLLOWING DESCRIBED LANDS IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, LYING SOUTHERLY OF THE CENTERLINE OF THE S. BRANCH OF THE KISHWAUKEE RIVER, AS RECHANNELED:

BEGINNING AT A POINT IN THE CENTER OF DEKALB SYCAMORE ROAD WHICH IS NORTH 37 DEGREES 30 MINUTES WEST 613.5 FEET FROM THE QUARTER SECTION CORNER ON THE EAST LINE OF SAID SECTION 14; THENCE NORTH 38 DEGREES WEST 249.5 FEET TO A STONE; THENCE NORTH 14 DEGREES WEST 560.5 FEET; THENCE NORTH 76 DEGREES EAST 30 FEET; THENCE SOUTH 14 DEGREES EAST 560 FEET; THENCE IN A DIRECT LINE TO THE CENTER OF DEKALB SYCAMORE ROAD AT A POINT 36 FEET NORTH 45 DEGREES 51 MINUTES EAST FROM THE PLACE OF BEGINNING; THENCE SOUTH 45 DEGREES 51 MINUTES WEST 36 FEET TO THE PLACE OF BEGINNING;

ALSO, LOT "P" ACCORDING TO THE PLAT OF RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, IN BOOK "A" OF PLATS, PAGE 46, EXCEPTING FROM SAID LOT THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF ASSESSOR'S LOT 21 AND RUN THENCE NORTH 71 DEGREES EAST 51 LINKS TO A STONE: THENCE NORTH 25 MINUTES WEST 6.65 CHAINS; THENCE DOWN AND ALONG THE CENTER OF THE CREEK TO A POINT WEST OF THE PLACE OF BEGINNING; THENCE EAST 1.82 CHAINS TO THE PLACE OF BEGINNING;

ALSO, ASSESSOR'S LOT 21 OF SAID SECTION 14;

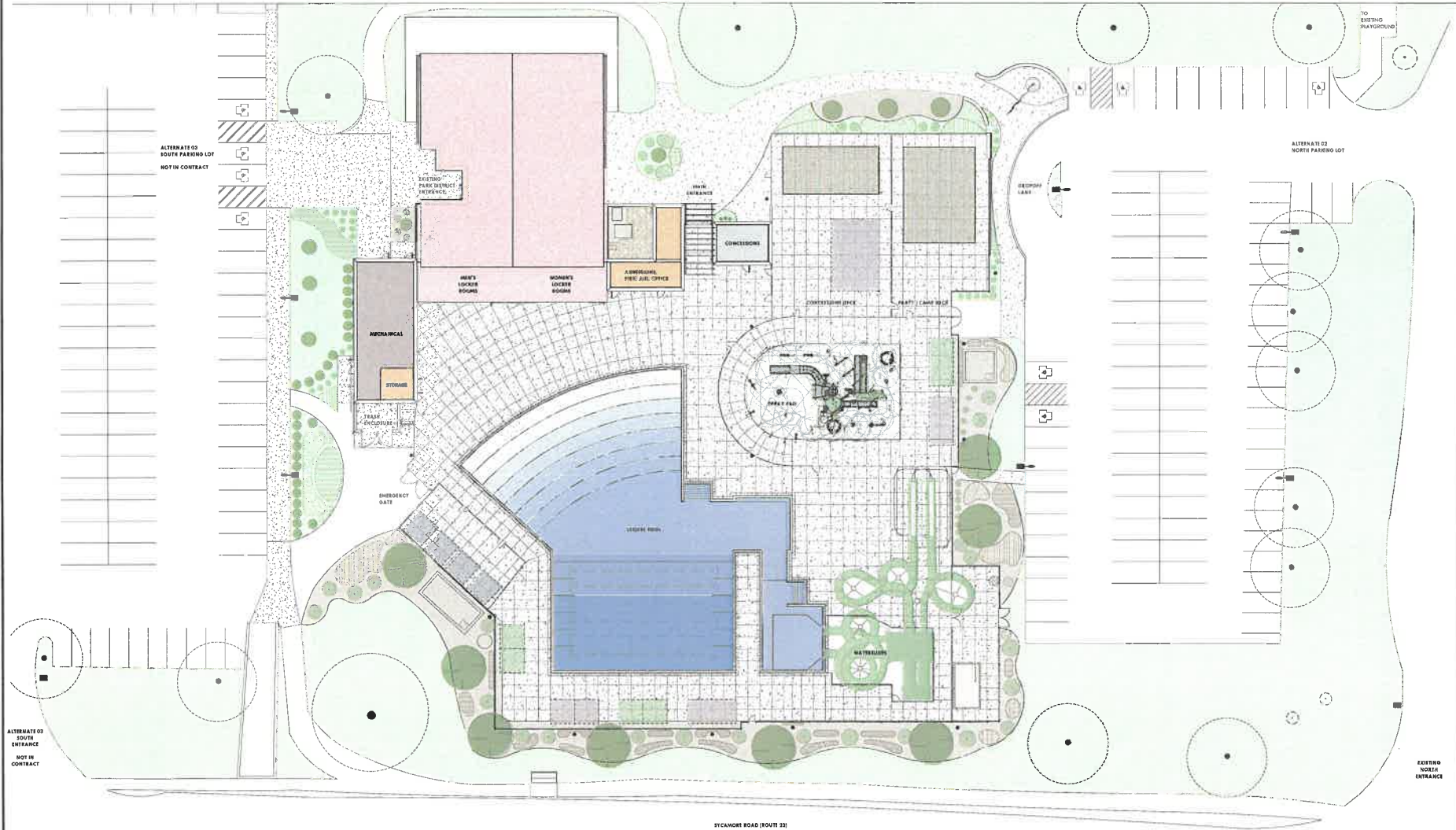
ALSO, ALL OF LOTS "J", "K" AND "M" ACCORDING TO THE PLAT OF RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, IN BOOK "A" OF PLATS PAGE 46;

ALSO, THAT PART OF LOT "L" ACCORDING TO PLAT OF RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, IN BOOK "A" OF PLATS, PAGE 46 DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT "L"; THENCE NORTH 37 DEGREES 30 MINUTES WEST, 248.2 FEET TO A STONE; THENCE SOUTH 49 DEGREES 53 MINUTES WEST 670 FEET TO AN IRON PIN; THENCE SOUTH 49 DEGREES 15 MINUTES EAST 346.5 FEET TO POINT IN THE CENTER OF THE ROAD OVER THE CENTER LINE OF A 2' X 2' CONCRETE BOX CULVERT; THENCE NORTH 41 DEGREES EAST IN THE CENTER OF THE ROAD 610.5 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PART THEREOF WITHIN THE RIGHT OF WAY OF DEKALB SYCAMORE ROAD.

Common Address: 1403 Sycamore Road, DeKalb, IL 60115; and
Parcel Identification Number ("PIN"): 08-14-276-001

EXHIBIT B

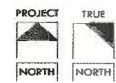


1 ARCHITECTURAL SITE PLAN - ALT. 01

SCALE: 1/16" = 1'-0"

PROGRESS DRAWING -
NOT FOR CONSTRUCTION.

RENDERING PROVIDED AS
IMPRESSION OF PUBLIC
EXPERIENCE.



Additions & Alterations to Hopkins Park Pool Facility
DeKalb Park District
DEKALB, ILLINOIS

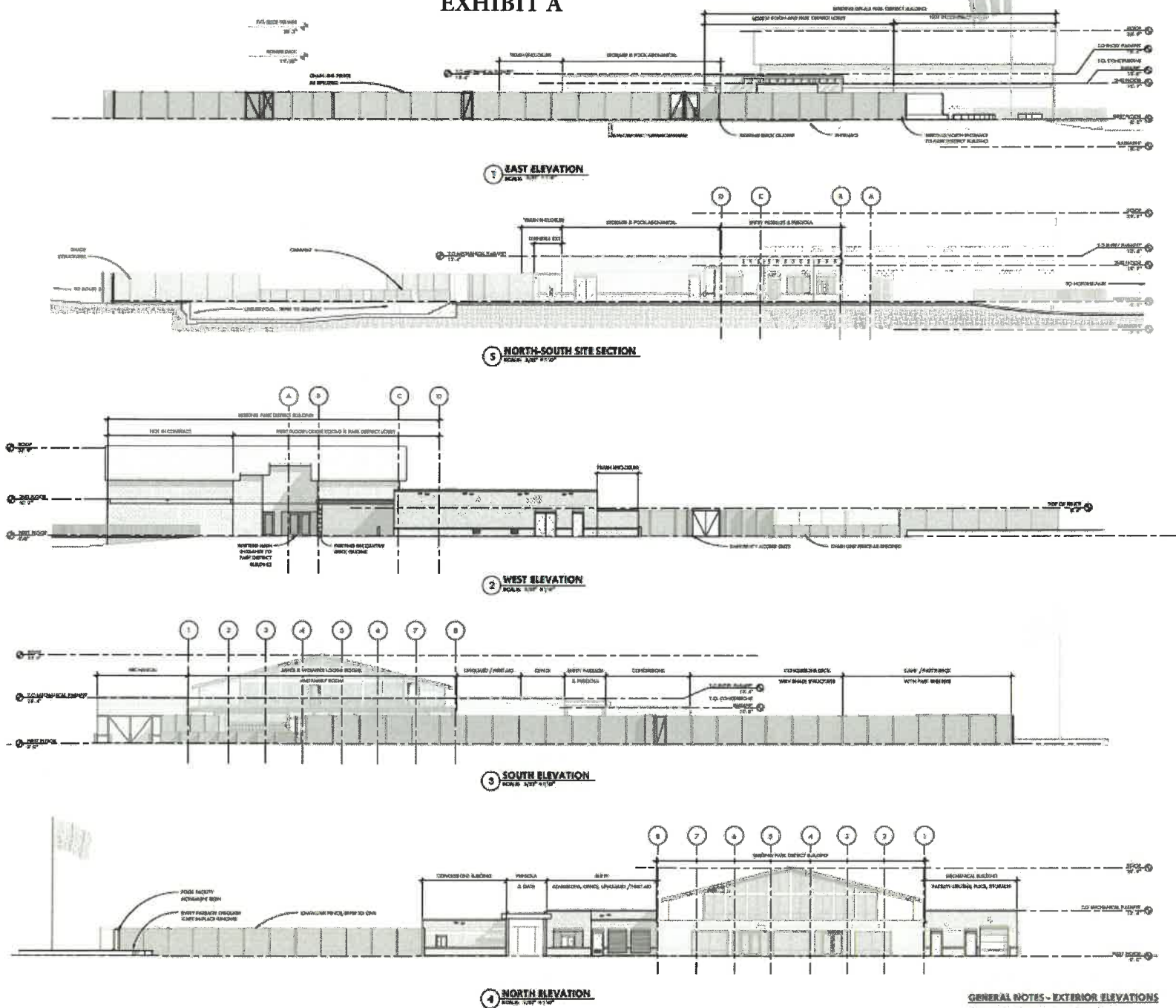
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DRWN CHK'D APP'D
JWK FAW SM

ISSUED FOR:
INTERIM REVIEW - BASE BID & ALTERNATE 01

DATE:	DATE:
PROJECT NUMBER:	PROJECT NUMBER:
30181	30181
SHEET NUMBER:	SHEET NUMBER:
A8.8	A8.8

EXHIBIT A



GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET 3018.1 FOR BOOR AND VERTICAL PLANE ELEVATIONS.
2. QUALITY CONTROL TO BE MAINTAINED AT PERIODIC INTERVALS.

EXHIBIT A

