ORDINANCE 2018-018  PASSED: APRIL 9, 2018

AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR THE ADDITION OF A 32-SPACE PARKING LOT TO THE EAST OF THE EXISTING SCHOOL BUILDING LOCATED AT 821 SOUTH SEVENTH STREET, DEKALB, ILLINOIS (FOUNDERS 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 821 South Seventh Street, DeKalb, Illinois commonly known as Founders Elementary School, (herein referred to as "Subject Property"), has petitioned the City of DeKalb for approval of a special use permit to allow for the addition of a 32-space parking lot to the east of the existing school building located on the Subject Property; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on March 21, 2018; 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 1953. The subject property is zoned “SFR-2” Single-Family Residential, which requires a special use for public schools. The proposed 32-space parking lot meets all zoning requirements of the “SFR-2” 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. A school has existed on the site since 1953 with three expansions and there is an adjacent 18-space parking area next to the proposed new parking lot. The proposed new parking area will be situated at a location that meets all zoning requirements of the UDO and will not be detrimental to property values in the surrounding neighborhood.

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 surrounding area is already developed with single-family residential uses, a park and commercial uses to the far west. The school has existed on the site since 1953. The special use will not dominate the immediate area and will not prevent development on the neighboring properties. The proposed parking lot will be in an area that fits in with and compliments the existing parking lot and driveways to the east of the building.

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 for the new parking lot including stormwater drainage and lighting.

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 site plan, photometric plan and landscape plan submitted by the applicant indicates compliance with the UDO. The proposed parking area is designed in a manner that will be compatible with the surrounding area. In addition, the parking lot expansion will allow the School District to better 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 821 South Seventh Street, DeKalb, IL 60115, has a Parcel Identification Number (PIN) of 08-26-103-001 and is shown on the attached Exhibit A.

Section 3: A special use permit to allow for the addition of a 32-space parking lot to the east of the existing school building, located at 821 S. 7th St. (Founders Elementary School), is hereby granted for the Subject Property and subject to the condition in Section 4 of this Ordinance.

Section 4: The approval herein is granted subject to the following condition:

The proposed parking lot shall be located and constructed in the area as indicated on the Site Plan and Landscape Plan dated February 19, 2018, (Sheets C01, C02, C04, C05 and C06) prepared by ARC Design Resources, Inc. and Richard L. Johnson Associates, and Sheet C03 dated March 8, 2018, prepared by ARC Design Resources, Inc. and Richard L. Johnson Associates and the Photometric Plan dated March 1, 2018, prepared by Systems Design Service Engineering labeled as Exhibit B.

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 9th day of April 2018, and approved by me as Mayor on the same day. Passed on First Reading, Waiver of Second Reading, by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None.

ATTEST:

[Signature]

SUSANNA HERRMANN, City Clerk

[Signature]

JERRY SMITH, Mayor
ALL STORM SEWER PIPE GENERICALLY SHOWN CAN BE OF ANY OF THE FOLLOWING:

- Cast Iron
- PVC
- Reinforced Concrete Culvert Pipe Class IV
- HDPE Double Wall (ADS 3208)

GENERAL NOTES AND CONDITIONS

1. TOTAL AREA OF BARE SOIL DISTURBED IS LESS THAN 1 ACRE SITE SO THE NPDES GENERAL PERMIT IS NOT REQUIRED. HOWEVER THE CONTRACTOR SHALL FOLLOW THE DPS AND DEKALB REQUIREMENTS IN THEIR BASE BID. A UNIT COST SHALL BE PROVIDED FOR THIS WORK. ACTUAL FIELD REMOVAL OF UNSUITABLE SOIL AND REPLACEMENT WITH COMPACTED GRANULAR FILL MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE DEKALB SCHOOL DISTRICT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY IN AND AROUND THE SCHOOL PROPERTY. CONTRACTOR SHALL USE THAT TYPE.

3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND EXTENT OF EXISTING PIPE BY LOCATING THE INLETS, CATCH BASINS, MANHOLE, OR CONNECTORS THROUGH TEST HOLE DRILLING OR TESTING OTHER METHODS TO IDENTIFY EXISTING PIPE INVERT. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF THE TILES SHALL BE FIELD DETERMINED UNDER THE RESPONSIBILITY OF THE ENGINEER.

4. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCH BASINS, AND STRUCTURES WITH OPEN LIDS (CATCH BASINS AND INLETS) THROUGHOUT THE ENTIRE AREA OF THE WORK IS FOUNDED. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, PIPE AND DRAINAGE STRUCTURES, AND GUTTER, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLING, PLACING TOPSOIL ON THE ROADWAY SUBGRADE, PLACING PAVEMENT, AND THE ENGINEER SHALL CONDUCT A COMPREHENSIVE FINAL INSPECTION.

5. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND EXTENT OF EXISTING PIPE TO A MINIMUM DEPTH OF 4 INCHES TO FINISHED GRADE IN THE PARKWAYS AND ALL OTHER AREAS AS DETERMINED BY THE ENGINEER OR DESIGNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONSTRUCTION SITE. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, PIPE AND DRAINAGE STRUCTURES, AND GUTTER, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLING, PLACING TOPSOIL ON THE ROADWAY SUBGRADE, PLACING PAVEMENT, AND THE ENGINEER SHALL CONDUCT A COMPREHENSIVE FINAL INSPECTION.

7. ALL ELEVATIONS ARE USGS DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. TOTAL AREA OF BARE SOIL DISTURBED IS LESS THAN 1 ACRE SITE SO THE NPDES GENERAL PERMIT IS NOT REQUIRED. HOWEVER THE CONTRACTOR SHALL FOLLOW THE DPS AND DEKALB REQUIREMENTS IN THEIR BASE BID. A UNIT COST SHALL BE PROVIDED FOR THIS WORK. ACTUAL FIELD REMOVAL OF UNSUITABLE SOIL AND REPLACEMENT WITH COMPACTED GRANULAR FILL MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCH BASINS, AND STRUCTURES WITH OPEN LIDS (CATCH BASINS AND INLETS) THROUGHOUT THE ENTIRE AREA OF THE WORK IS FOUNDED. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, PIPE AND DRAINAGE STRUCTURES, AND GUTTER, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLING, PLACING TOPSOIL ON THE ROADWAY SUBGRADE, PLACING PAVEMENT, AND THE ENGINEER SHALL CONDUCT A COMPREHENSIVE FINAL INSPECTION.

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8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT EXISTING WORK. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF THE TILES SHALL BE FIELD DETERMINED UNDER THE RESPONSIBILITY OF THE ENGINEER.


10. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SOD RESTORATION DETAIL SHOWN ON THE PLANS.

11. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ANY DAMAGE SUSTAINED BY ITEMS THAT ARE TO REMAIN IN PLACE SHALL BE REPAIRED

12. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY THE ENGINEER OR DESIGNER.

13. CONTRACTOR SHALL USE THE OWNER’S ENGINEER, ARC DESIGN RESOURCES FOR DIRECTING REFERENCE POINTS TO KNOWN PROPERTY LINES. NOTIFY THE ENGINEER UPON COMPLETION OF REFERENCE POINTING SERVICES.

14. CONCLUSION OF EACH WORKING DAY.

15. THE CONTRACTOR SHALL INCLUDE A TOTAL OF 200 CUBIC YARDS OF UNDERCUT FOR SHEETING.
10. All plant material shall be guaranteed for one (1) year from the date of acceptance.

11. Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and plant spread at the time of installation. Require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.

5. Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in accordance with applicable codes. Grading shall be prepared to suit the intent of the plans. Grading drawings shall take precedence over the lists.

2. For details pertaining to Utilities, Easements, Grading, Retaining Walls, Layout, Geometry, Wetland/Flood Plain Delineations, etc. refer to Architectural and Civil Engineering plans.

6. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The contractor/project manager. Trees with multiple leaders will be rejected unless called for in the plant list.

1. Contractor shall verify location of all underground utilities prior to digging. For regional locating call....

12. All seeded lawn areas shall be fertilized at installation with 0-26-26 analysis, at a rate of 6 lbs. per 1,000 s.f.

16. All areas disturbed by construction shall be at a minimum seeded and covered with erosion control material at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow root growth.

13. Perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f. All seeded lawn areas shall be assumed maintenance for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs), etc. are not acceptable and will be rejected by Landscape Architect, Owner and/or general contractor.
1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.

2. ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM 4" IMPORTED TOPSOIL, SEEDING IDOT CLASS 1 LAWN MIX, AND COVERED WITH EROSION CONTROL BLANKET NAG S150 OR BETTER.

3. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3 HORIZONTAL TO 1 VERTICAL.

4. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.

5. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

6. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

GRADING NOTES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING STORM SEWER
- EXISTING STORM SEWER STRUCTURE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- GRADE BREAKLINE
- RIPRAP
- SOUTH 7TH STREET

- REMOVE AND REPLACE EXISTING FRAME AND GRATE WITH A DEPRESSED CURB FRAME AND GRATE

- CORE DRILL AND CONNECT TO EXISTING CURB INLET

- INV = 880.02 (S 12" RCP)

- BACK OF CURB = 883.50

- FLOW = 882.57

- SECTION A - A

- 18" RIBBON CONCRETE PAVEMENT DETAIL

- HOLD TOPSOIL DOWN 1" FROM EDGE OF RIBBON CURB

- SIDEWALK

- DRAINAGE SWALE

- INLET TYPE A

- TYPE 8 FRAME & GRATE

- RIM = 881.37

- INV = 880.22
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND MODIFYING BMP'S INCLUDING INTERMEDIATE BMP'S AS WARRANTED BY SITE CONDITIONS.

2. GENERAL CONTRACTOR SHALL SELF PERFORM SWPPP INSPECTIONS AND MAINTENANCE OF EROSION CONTROL MEASURES.

**ACCESSIBLE PARKING SIGN DETAIL**

**PAVEMENT DETAILS**

**STANDARD DUTY ASPHALT PAVEMENT (FULL DEPTH)**

**NOTE:** TACK COAT BETWEEN HMA LIFTS REQUIRED IF PAVING OCCURS ON TWO SEPARATE CALENDAR DAYS.

**CONCRETE SIDEWALK DETAILS**

**THICKENED EDGE SIDEWALK**

**STANDARD SIDEWALK**

**ACCESSIBLE SYMBOL**

**TEMP. SILT FENCE (PERIMETER) DETAIL**

**TYPE 8 FRAME & GRATE**

**TEMP. DANDY PRODUCTS, INC. DANDY BAG**

**DEKLAL, ILLINOIS**

**NEW PARKING LOT PROJECT AT FOUNDERS ELEMENTARY SCHOOL FOR DETAILS**

**RLJA Proj**

**SHEET NUMBER**

**PROJECT INFORMATION**

**Date**

**February 19, 2018**

**RICHARD L. JOHNSON ASSOCIATES, INC. ARCHITECTS**

**DEKALB CLSD #428**

**C06**