STATE OF ILLINOIS
COUNTY OF DEKALB
CITY OF DEKALB

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 2018-035

APPROVING A SPECIAL USE PERMIT FOR A PUBLIC SCHOOL TO APPROVE WAIVERS TO THE GROUND AND WALL SIGN REGULATIONS AS ALLOWED PER ARTICLE 13.02.06 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR 1121 SCHOOL STREET, DEKALB, ILLINOIS (LITTLEJOHN ELEMENTARY SCHOOL).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 9th day of July, 2018, 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 17th day of October, 2018.

RUTH A. SCOTT, Deputy City Clerk

Prepared by:

Return To:
Deputy City Clerk Ruth Scott
City of DeKalb
200 South Fourth Street
DeKalb, IL 60115
ORDINANCE 2018-035  

APPROVING A SPECIAL USE PERMIT FOR A PUBLIC SCHOOL TO APPROVE WAIVERS TO THE GROUND AND WALL SIGN REGULATIONS AS ALLOWED PER ARTICLE 13.02.06, OF THE UNIFIED DEVELOPMENT ORDINANCE FOR 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 and to approve waivers to the ground and wall sign regulations as allowed per Article 13.02.06 of the Unified Development Ordinance (UDO) in order to replace and install new signs at Littlejohn Elementary School; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on June 20, 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 1954. The subject property is zoned “SFR2” Single-Family Residential, which requires a special use for public school buildings. Article 13.02.06 of the UDO states that no variance or waiver can be granted for any provision regarding signs except as a condition of a Special Use Permit or a
Planned Development Ordinance. The proposed signs would be in compliance with the regulations of the UDO if located in a non-residential zoning district.

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 along with signage. The proposed signs would be in compliance if the site was zoned a non-residential classification. The electronic readerboard sign proposed near the entrance to the school will not directly face any homes and will have the same operational limitations as other digital display signs recently permitted in the City. The City has allowed a digital display sign at another public school in the City (DeKalb High School and W. Dresser Road).

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 area is already developed with single-family residential uses and the school has existed on the site since 1954 along with associated signage. The proposed signs will be in compliance with the regulations used for non-residential zoned properties. The electronic readerboard sign will be in an area not directly visible to homes and will have operational limitations similar to other recently approved digital display signs.

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 signs that require electrical connections.

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 signs will not be detrimental to the permitted developments and uses on
the site or to the surrounding area. The proposed signs will allow the school district to
inform residents and parents and 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, Illinois,
60115, has a Parcel Identification Number (PIN) of 08-14-453-037 and is
shown on the attached Exhibit A.

Section 3. A special use permit for a public elementary school is hereby approved on
the Subject Property.

Section 4: Waivers to the ground and wall sign regulations as allowed per Article
13.02.06 of the UDO are hereby granted for the Subject Property and subject to the
following conditions:

1. The sign details dated May 7, 2018, prepared by Quantum Sign Corporation and sign
location map labeled as Exhibit B is hereby approved.

2. The readerboard sign located off N. 13th Street shall only be illuminated between the
hours of 6:00 a.m. and 10:00 p.m.

3. The electronic readerboard sign (digital display sign) shall conform to the following
operational limitations at all times, unless as otherwise may be formally amended in
the UDO:

a. Digital displays shall be static in nature and shall not have movement of any kind
or the appearance or optical illusion of movement, on any part of the sign.

b. Each message on the sign must be displayed for a minimum of 20 seconds or such
longer time as may be hereafter enacted by the City in the UDO.

c. The change between static messages must be accomplished immediately, with no
use of any transitions.

d. The sign must include light sensors and dimmer controls that automatically adjust
to outdoor lighting levels so that illuminations levels are dimmer at night and on
cloudy days than during sunny days. In no instance shall lighting intensity exceed 500 nits.

e. The sign shall not contain any “off-site” advertising, except for the dissemination of bona fide emergency public messages issued by a unit of government.

f. The sign shall be equipped with an automatic off switch when the sign is malfunctioning or has missing light fields.

g. The sign shall only be illuminated when school is in session or when there is a school activity occurring in the building.

4. All signs must comply with regulations of Article 13 “Signs” of the UDO, except as provided herein.

Section 5. Signs proposed on the Subject Property after the adoption of this Ordinance will not require an amendment to this Ordinance if they are similar in size and materials to the signs approved in this Ordinance, as determined by the Community Development Director, or in compliance with the sign regulations of the UDO.

Section 6. All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.

Section 7. 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 8. That all provisions of the UDO 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.


ATTEST:

RUTH A. SCOTT, Deputy City Clerk

JERRY SMITH, Mayor
NORTH ELEVATION - WITH NEW SIGN
SCALE: 3/16" = 1'-0"

NORTH ELEVATION - AS IS
N.T.S.

QTY. ONE (1) DOUBLE-FACED INTERNALLY ILLUMINATED MONUMENT SIGN WITH CHANGEABLE MARQUEE

DOUBLE-FACED SIGN CABINET: EXTRUDED ALUMINUM CABINET WITH 1 1/2" WIDE ALUMINUM RETAINERS AND 1 1/2" WIDE ALUMINUM DIVIDER BAR PAINTED MATTHEWS RED TO MATCH TRANSLUCENT RED VINYL FACE. TOP FACES ARE 3/16" THICK TRANSLUCENT WHITE POLYCARBONATE PANELS DECORATED ON THE FIRST SURFACE WITH CUSTOMER SPECIFIED/APPROVED FULL-COLOR LOGO AND COPY. BOTTOM FACES ARE 3/16" THICK TRANSLUCENT WHITE POLYCARBONATE PANELS WITH ATTACHED ZIP TRACKS TO ACCOMMODATE THREE LINES OF 4" TALL CHANGEABLE LETTER/NUMBER PANELS. INTERNAL ILLUMINATION IS PROVIDED BY WHITE L.E.D.'S.

SUPPORT COLUMNS: FABRICATED ALUMINUM SUPPORT POLE COVERS WITH THIN BRICK VENEER TO MATCH BUILDING WITH DECORATIVE LIMESTONE SLAB TOP CAPS AND BASES.

OPTION: ADDITIONAL VANDAL PROOF COVERS FOR CHANGEABLE MARQUEE PORTION OF SIGN

OPTION A
OPTION A

Customer:
Job Name:
Address:
City:
State:

493 Heedland Drive - Sugar Grove, IL 60554
630.466.0575 F 630.466.0347
www.quantumsigncorp.com

File Name: Carl Littlejohn Elementary School - Dalkeb REV 8.0d
Salesperson: Andrea Halsey

Rev. Date:
Rev. Date:
Rev. Date:
Orig. Date:

4-12-2018

2. QTY. ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED MONUMENT SIGN WITH DIGITAL DISPLAY

SINGLE-FACED MAIN I.D. SIGN CABINET: FABRICATED ALUMINUM CABINET WITH 1 1/2" WIDE ALUMINUM RETAINERS PAINTED MATTHEWS RED TO MATCH TRANSLUCENT RED VINYL FACE. MAIN I.D. FACE IS 3/16" THICK TRANSLUCENT WHITE POLYCARBONATE PANEL DECORATED ON THE FIRST SURFACE WITH CUSTOMER SPECIFIED / APPROVED FULL-COLOR LOGO AND COPY. INTERNAL ILLUMINATION IS PROVIDED BY WHITE LED'S.

SINGLE-FACED DIGITAL DISPLAY SECTION: FABRICATED ALUMINUM SURROUND CABINET PAINTED MATTHEWS RED TO MATCH TRANSLUCENT RED VINYL ON MAIN I.D. FACE CONTAINING A SINGLE-FACED FULL-COLOR 18MM RGB LED DIGITAL DISPLAY IN A 36 X 144 PIXEL MATRIX.

SUPPORT COLUMNS: FABRICATED ALUMINUM SUPPORT POLE COVERS WITH THIN BRICK VENEER TO MATCH BUILDING. DECORATIVE ALUMINUM TOPS AND BASES ARE PAINTED TO MATCH MATTHEWS #MP 25833 BONE WHITE WITH LIGHT STUCCO FINISH.
SOUTHEAST ELEVATION - WITH NEW LETTER SET
(OPTION A AND B APPEAR THE SAME FROM THE FACE VIEW)
SCALE: 1/8" = 1'-0"

SOUTHEAST ELEVATION - AS IS
N.T.S.

CARL LITTLEJOHN
ELEMENTARY SCHOOL

FRONT VIEW
SCALE: 3/8" = 1'-0"

OPTION A

4 QTY. ONE (1) SET OF NON-ILLUMINATED REVERSE CHANNEL LETTERS
FLUSH MOUNTED TO BUILDING WITH STUDS
2" DEEP FABRICATED REVERSE CHANNEL LETTERS PAINTED
MATTHEWS #413135P DARK BRONZE

QUANTUM SIGN CORPORATION

[Relevant contact information and original sign diagram details]
SOUTH ELEVATION - SHOWING EXISTING SIGN IN CURRENT LOCATION
SCALE: 3/8" = 1'-0"

SOUTH ELEVATION - SHOWING EXISTING SIGN RELOCATED IN FRONT OF PLAYGROUND FACING SCHOOL STREET
N.T.S.

FRONT VIEW
SCALE: 1/2" = 1'-0"

REMOVE AND RELOCATE EXISTING CAST STONE SIGN PANEL AS SHOWN ABOVE