STATE OF ILLINOIS  
COUNTY OF DEKALB  
CITY OF DEKALB  

I, LYNN A. FAZEKAS, do hereby certify that I am the duly appointed 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 2019-003

AUTHORIZING AMENDMENTS TO ORDINANCES 1998-037 AND 1998-038 TO ALLOW FOR ADDITIONS AND RENOVATIONS TO THE DEKALB COUNTY REHAB AND NURSING CENTER, 2600 N. ANNIE GLIDDEN ROAD, DEKALB, ILLINOIS.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 14th day of January 2019. The original will be kept on file at the City of DeKalb Municipal Building.

WITNESS my hand and the official seal of said City this 18th day of January 2019.

LYNN A. FAZEKAS, City Clerk

Prepared by and Return to:
City of DeKalb
City Clerk’s Office
200 S. Fourth Street
DeKalb, Illinois 60115
ORDINANCE 2019-003

PASSED: JANUARY 14, 2019

AUTHORIZING AMENDMENTS TO ORDINANCES 1998-037 AND 1998-038 TO ALLOW FOR ADDITIONS AND RENOVATIONS TO THE DEKALB COUNTY REHAB AND NURSING CENTER, 2600 N. ANNIE GLIDDEN ROAD, DEKALB, ILLINOIS.

WHEREAS, the City of DeKalb is a home-rule municipal corporation with all power and authority derived under the law; and

WHEREAS, the City has previously approved Ordinance 1998-037 and Ordinance 1998-038, approving rezoning to a Planned Development – Residential ("PD-R") zoning and approving a final plan for the property described therein and commonly referred to as the DeKalb County Rehab and Nursing Center located at 2600 N. Annie Glidden Road (herein referred to as the "Subject Property"); and

WHEREAS, DeKalb County and its representative John Heimbach of Larson and Darby Group has submitted a petition to amend Ordinances 1998-037 and 1998-038 to allow for additions and renovations to the DeKalb County Rehab and Nursing Center located on the Subject Property; and

WHEREAS, pursuant to public notice and hearing, the City's Planning and Zoning Commission has made a positive recommendation to approve amendments to Ordinances 1998-037 and 1998-038 to allow for additions and renovations at the DeKalb County Rehab and Nursing Center located on the Subject Property; and

WHEREAS, the City Council expressly finds that the foregoing amendments are appropriate, meets all legally required standards, is subject to consideration following the provision of all required public notice and due process, and is agreeable to the City as modifications to Ordinances 1998-037 and 1998-038;

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

SECTION 1. The recitals set forth in the preamble are hereby incorporated herein by reference and made part of this Ordinance.

SECTION 2. This Ordinance is limited and restricted to the Subject Property, legally described as follows:

LOT 5 AND THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 59'26" EAST 1418.33 FEET; THENCE SOUTH 28 DEGREES 00' WEST, 235.39 FEET; THENCE SOUTH 40 DEGREES 00' WEST, 599.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89 DEGREES 48'29" WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 922.55 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00'08" EAST,
663.7 FEET TO THE POINT OF BEGINNING, ALL IN DRESSER FARM SUBDMSION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

SECTION 3. An amendment to the Planned Development Agreement approved via Ordinances 1998-037 and 1998-038 to allow for additions and renovations to the DeKalb County Rehab and Nursing Center on the Subject Property by approving an amended Development Plan and Final Plan dated 12-13-18 prepared by IMEG, Landscape Plan (4 sheets) dated 9-18-18 and 1-4-19 prepared by Larson and Darby Group, and Exterior Elevations (2 sheets) dated 9-18-18 prepared by Larson and Darby Group and shown on Exhibit A is hereby approved.

SECTION 4. A waiver to Article 5.13.07 6(a) of the UDO that requires a 30-foot buffer from PD-R zoned property to residential zoned property is hereby granted consistent with the submitted and approved plans as shown on Exhibit A.

SECTION 5. A Bicycle Path Easement and Watermain Easement shall be approved prior to the construction of the re-located bike path and watermain. The Community Development Director is authorized and directed to approve of the easements without requirement of further City Council approval.

SECTION 6. That each section, paragraph, sentence, clause and provision of each Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of the ordinances, nor any part thereof, other than that part affected by such decision.

SECTION 7. Upon passage and approval according to law, these Ordinances shall by authority of the City Council be published in pamphlet form.


ATTEST:

LYNN A. FAZEKAS, City Clerk

JERRY SMITH, Mayor

STATE OF ILLINOIS
DEKALB COUNTY REHAB 
& NURSING CENTER
DEKALB COUNTY, ILLINOIS

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE-GROUND UTILITIES SHOWN ARE APPROXIMATE, AND ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY. THEY ARE NOT TO BE PRECISELY LOCATED OR LOCATED IN ANY OTHER MANNER. THE OWNER/MEMORANDUM OF UNDERGROUND UTILITIES IS NOT TO BE USED FOR CONSTRUCTION AND ARE NOT CURRENTLY REQUIRED. THIS IS NOT AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE PROPERTY. NUMBERS AND DESKS OF UNDERGROUND UTILITIES, IDENTIFICATION AND MARKINGS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REMOVAL, DESTRUCTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, OWNER AND CITY. CONTRACTOR IS TO BURY ALL ABOVE-GROUND UTILITIES AND SHOULD CONSIDER CO-LOCATING WITH BELOW AND UNDERGROUND UTILITIES. REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTACTS

CITY OF DEKALB
321 NORTH FIFTH STREET
DEKALB, IL 60115
815-756-3000

KISHWAUKEE WATER RECLAMATION DISTRICT
302 N. KISHWAUKEE AVENUE
DEKALB, IL 60115
815-758-9000

INDEX OF SHEETS

COVER SHEET C0
GENERAL NOTES C1
DEMOLITION & REMOVAL PLAN C2
LAYOUT PLAN C3
UTILITY PLAN C4
SANITARY PLAN & PROFILE C5
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STORM WATER POLLUTION PREVENTION PLAN C7
EROSION CONTROL PLAN C8
EROSION DETAILS C9
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KISHWAUKEE WATER RECLAMATION DISTRICT (KW RD) C12
KISHWAUKEE WATER RECLAMATION DISTRICT (KW RD) C13

MEEMAN INC. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES AND PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICE. MEEMAN INC. PERSONNEL ARE NOT TRAINED IN CONTRACTOR CONSTRUCTION SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED BY
IMEG
STORM WATER POLLUTION PREVENTION PLAN

1. THE FOLLOWING POLICY ADDRESSES AND REGULATIONS IN TYPICAL PLANS TO AVOID THE POLLUTION OF WATER BY THE PROPER CONTROL, SYSTEMS OR PLANNING STORM WATER POLLUTION PLAN FOR THE DEKALB COUNTY REHAB & NURSING CENTER.

2. THIS PLAN IS TO BE USED TO GUIDE THE CONSTRUCTION AND OPERATIONAL PROJECTS TO PREVENT POLLUTION OF WATER BY THE PROPER CONTROL, SYSTEMS OR PLANNING STORM WATER POLLUTION PLAN FOR THE DEKALB COUNTY REHAB & NURSING CENTER.

OTHER CONCERNS:

1. WATER QUALITY:
   - All materials used must be selected in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the selection of materials that do not release significant amounts of pollutants into the waterways.
   - All materials used must be selected in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the selection of materials that do not release significant amounts of pollutants into the waterways.

2. INFRASTRUCTURE:
   - All infrastructure must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.
   - All infrastructure must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.

3. TRENDS OF CONSTRUCTION MEASURES:
   - All construction projects must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.
   - All construction projects must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.

CERTIFICATION OF COMPLIANCE WITH FEDERAL AND STATE REGULATIONS:

1. THE OWNER, THE GENERAL CONTRACTOR, AND THE RESPONSIBLE PARTY HEREBY CERTIFY THAT THE CONSTRUCTION AND OPERATIONAL PROJECTS ARE IN COMPLIANCE WITH THE USEPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS AND ANY OTHER APPLICABLE REGULATIONS.

MAINTENANCE AND INSPECTION PROCEDURES:

1. THE OWNER MUST MAINTAIN A RECORD OF ALL MAINTENANCE AND INSPECTION ACTIVITIES TO CONFIRM CONFORMITY WITH THE USEPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS AND ANY OTHER APPLICABLE REGULATIONS.

2. THE OWNER MUST MAINTAIN A RECORD OF ALL MAINTENANCE AND INSPECTION ACTIVITIES TO CONFIRM CONFORMITY WITH THE USEPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS AND ANY OTHER APPLICABLE REGULATIONS.

INVENTORY FOR POLLUTION PREVENTION PLAN:

1. WATER QUALITY:
   - All materials used must be selected in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the selection of materials that do not release significant amounts of pollutants into the waterways.
   - All materials used must be selected in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the selection of materials that do not release significant amounts of pollutants into the waterways.

2. INFRASTRUCTURE:
   - All infrastructure must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.
   - All infrastructure must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.

3. TRENDS OF CONSTRUCTION MEASURES:
   - All construction projects must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.
   - All construction projects must be designed and constructed in accordance with the USEPA's National Pollutant Discharge Elimination System (NPDES) requirements and any other applicable regulations. This includes the design and construction of structures that do not release significant amounts of pollutants into the waterways.

CERTIFICATION STATEMENT:

1. THE OWNER, THE GENERAL CONTRACTOR, AND THE RESPONSIBLE PARTY HEREBY CERTIFY THAT THE CONSTRUCTION AND OPERATIONAL PROJECTS ARE IN COMPLIANCE WITH THE USEPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS AND ANY OTHER APPLICABLE REGULATIONS.

2. THE OWNER, THE GENERAL CONTRACTOR, AND THE RESPONSIBLE PARTY HEREBY CERTIFY THAT THE CONSTRUCTION AND OPERATIONAL PROJECTS ARE IN COMPLIANCE WITH THE USEPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS AND ANY OTHER APPLICABLE REGULATIONS.

DEKALB COUNTY REHAB & NURSING CENTER

STORM WATER POLLUTION PREVENTION PLAN

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STORM WATER POLLUTION PREVENTION PLAN

DEKALB COUNTY
ORDINANCE 98-37

Passed: March 23, 1998

REZONING PROPERTY KNOWN AS PART OF THE DRESSER FARM FROM “SFR-1”, SINGLE FAMILY RESIDENTIAL, TO “PD-R”, PLANNED DEVELOPMENT RESIDENTIAL, AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE DEKALB COUNTY HEALTH FACILITIES PLANNED DEVELOPMENT.

WHEREAS, the DeKalb County Public Building Commission has submitted a petition to rezone the property located on the east side of Annie Glidden Road, north of Dresser Road, commonly known as part of Lots 4 and 5 of the Dresser Farm, from “SFR-1" Single Family Residential to “PD-R" Planned Development Residential; and,

WHEREAS, said petition for rezoning included preliminary development plans for the property; and,

WHEREAS, a public hearing was held on the proposed rezoning, and the request was reviewed by the DeKalb Plan Commission and received its approval on March 11, 1998, by a vote of 5-0, indicating that the request complies with the requirements and criteria set forth in the Unified Development Ordinance for a zoning map amendment, and the proposed rezoning is in conformance with the Development Plan Map and is compatible with adjacent land uses; now,

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

Section 1. That the zoning map of the City of DeKalb shall be amended by deleting therefrom the "SFR-1" zoning for property commonly known as part of Lots 4 and 5 of the Dresser Farm Subdivision, and legally described in Exhibit “A”, attached hereto and made a part of this Ordinance.

Section 2. That the zoning map shall be amended by adding subject property as “PD-R” Planned Development Residential.

Section 3. That the Development Plan for subject property, attached hereto and made a part of this Ordinance as Exhibit “B”, is also approved.

Section 4. That the uses allowed within the DeKalb County Health Facilities Planned Development shall include the proposed 194 bed nursing home, the County Health Department Offices, and all other ancillary and accessory uses, as well as any other uses noted on the Plan. Any other uses or proposed buildings not shown on the Plan shall require an amendment to the Development Plan and
Ordinance 98-37
Page 2

dis Ordinance in accordance with Article 5.13 of the UDO.

Section 5. All other provisions of the Unified Development Ordinance shall remain in full force and effect, and this Ordinance shall take effect upon its passage according to Law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a regular meeting held on the 23rd day of March, 1998, and approved by me as Mayor on the same day. First and Second Reading on March 23, 1998. Roll call vote 7-0. Aye: Polzin, Povlsen, Kapitan, Checa, Conboy, Raffel, Gregory.

ATTEST:

[Signature]
BESSIE CHRONOPOULOS, Mayor

[Signature]
DONNA S. JOHNSON, City Clerk
ORDINANCE 98-38

Passed: March 23, 1998

APPROVING THE FINAL PLAN OF THE
DEKALB COUNTY HEALTH FACILITIES
PLANNED DEVELOPMENT.

WHEREAS, the DeKalb County Public Building Commission, owner of property, have submitted a final plan of The DeKalb County Health Facilities Planned Development for approval; and,

WHEREAS, the final plan of development has been reviewed by the DeKalb Plan Commission and received its approval on March 11, 1998, by a vote of 5-0, indicating that the plan complies with the Unified Development Ordinance for a final plan and the proposed development is in conformance with the Development Plan Map and is compatible with adjacent land uses; now,

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

Section 1. That the final plan for The DeKalb County Health Facilities Planned Development, attached hereto as Exhibit "A", is approved.

Section 2. That the uses allowed within the DeKalb County Health Facilities Planned Development shall include the proposed 194 bed nursing home, the County Health Department Offices, and all other ancillary and accessory uses, as well as any other uses noted on the Plan. Any other uses or proposed buildings not shown on the Plan shall require an amendment to the Development Plan and this Ordinance in accordance with Article 5.13 of the Unified Development Ordinance.

Section 3. All provisions of the Unified Development Ordinance shall remain in full force and effect, and this Ordinance shall take effect upon its passage according to Law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a regular meeting held on the 23rd day of March, 1998, and approved by me as Mayor on the same day. First and Second Reading on March 23, 1998. Roll call vote 7-0. Aye: Polzin, Povlsen, Kapitan, Checa, Conboy, Raffel, Gregory.

BEATTIE CHRONOPoulos, Mayor

ATTEST:

DONNA S. JOHNSON, City Clerk
BICYCLE PATH EASEMENT

PART OF LOT 2 OF THE FINAL PLAT OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 OF THE DRESSER FARM SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.