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 2019-041

AUTHORIZING AN AMENDMENT TO ORDINANCE 1998-075 TO ACCOMMODATE A NEW LANDSCAPE PLAN ALONG S. 4TH STREET FOR THE DEKALB PARK DISTRICT SPORTS AND RECREATION CENTER, LOCATED AT 1765 S. 4TH STREET. (PIN 0827476003)

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 28th day of May 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 31st day of May 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 2019-041

AUTHORIZED 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:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY, ALONG THE EAST LINE THEREOF, 664.4 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG SAID EAST
LINE, 435.6 FEET; THENCE WESTERLY, AT AN ANGLE OF 89 DEGREES 54 MINUTES, MEASURED CLOCKWISE FROM SAID EAST LINE, 400.0 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 90 DEGREES 6 MINUTES; MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 435.6 FEET; THENCE EASTERLY, AT AN ANGLE OF 89 DEGREES 54 MINUTES, MEASURED CLOCKWISE FROM SAID PARALLEL LINE, 400.0 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, ALL IN DEKALB TOWNSHIP, DEKALB COUNTY, ILLINOIS.

The aforementioned legal description is comprised of Parcel Identification Number (PIN) 08-27-476-003. The property is located at 1765 South 4th Street, DeKalb, Illinois, 60115.

SECTION 3. An amendment to a Special Use Permit, approved via Ordinance 1998-075, is hereby granted for the Subject Property to approve a new landscape plan along South 4th Street for the DeKalb Park District Sports and Recreation Center located at 1765 S. 4th St. per the Landscape Plan (Sheet L1.0) dated 4-19-19 prepared by Upland Design, LTD and attached as Exhibit A; and

SECTION 4. All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.

SECTION 5. 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 6. 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:

LYNN A. FAZEKAS, City Clerk

JERRY SMITH, Mayor
May 20, 2019

Mayor Jerry Smith and City Council Members
200 S. 4th Street
DeKalb, IL 60115

Dear Mayor Jerry Smith and City Council Members,

On May 8, 2019, the City of DeKalb Planning and Zoning Commission unanimously approved the DeKalb Park District’s request to amend Ordinance 98-75 to allow for a modified landscaping plan at the Sports and Recreation Center, located at 1765 S. 4th Street.

The DeKalb Park District respectfully requests that the City Council waive the second reading requirement in this matter and approve the amended Ordinance upon first reading.

Thank you for your consideration of our request. Please do not hesitate to contact me if you have any questions.

Sincerely,

Mat Emken
Superintendent of Parks and Development
DeKalb Park District
1403 Sycamore Road
DeKalb, IL 60115
779-777-7276
ORDINANCE 98-75       Passed: June 22, 1998

APPROVING A SPECIAL USE PERMIT FOR
A 67,200 SQUARE FOOT INDOOR
RECREATIONAL FACILITY AT KIWANIS
PARK ON SOUTH FOURTH STREET,
SOUTH OF DEKALB HIGH SCHOOL (PARK
DISTRICT).

WHEREAS, the DeKalb Park District has filed a petition with the City Clerk of the City of DeKalb, Illinois, for a special use permit allowing an indoor recreational facility on property zoned "SFR-2" Single Family Residential; and,

WHEREAS, the DeKalb Plan Commission held a public hearing and reviewed the request on May 13, 1998, and recommended approval with the conditions outlined below, by a vote of 3-2; now,

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

Section 1. That a special use permit for a 67,200 square foot recreational facility at Kiwanis Park, South Fourth Street, is approved, subject to the following conditions:

1. That the Park District purchase additional land to the west side of the Indoor Sports Facility (ISF) property having a width of not less than fifty (50) feet;

2. That the proposed ISF site plan be revised by moving the building fifty (50) feet further to the west, to a point where the west wall of the facility is co-terminus with the revised western property line;

3. That the ISF site plan be revised by creating a buffer yard of not less than fifty (50) feet along the entire frontage of the parking lot adjacent to South Fourth Street;

4. That within the buffer yard, the Park District shall construct an earthen berm of not less than six (6) feet in height. The Park District shall plant one each of the following for every fifty (50) lineal feet of frontage along South Fourth Street: one (1) deciduous tree, with a minimum caliber of 2 1/2 inches at the time of planting; one (1) evergreen tree, not less than six (6) feet in height at the time of planting; and, four (4) shrubs, not less than two (2) feet in height at the time of planting;

5. That not less than 227 parking spaces be provided on-site, that adequate access be provided through the North side of the property for the West portion of the DeKalb High School property, that this approval is contingent upon an approved agreement between the DeKalb Park District and the
DeKalb School District for the shared use of the facility, and receipt of a letter from the Illinois State Board of Education allowing the DeKalb School District to use the facility even though it will not be sprinkled.

6. That all other landscaping and facade treatment aspects of the ISF building and site plan shall remain intact, as have already been submitted and proposed as of April 1, 1998;

7. That the Park District cause to be prepared a final, engineered site plan in accordance with the provisions of Article 17 of the Unified Development Ordinance, which shall also include and incorporate the conditions outlined above, and said plan shall be submitted for review and approval by the Plan Commission and City Council prior to any construction occurring on the site.

Section 2. That this Ordinance shall take effect upon its passage according to Law.


ATTEST:

[Signatures]

DONNA S. JOHNSON, City Clerk

BESSIE CHRONOPOULOS, Mayor
May 20, 2019

Mayor Jerry Smith and City Council Members
200 S. 4th Street
DeKalb, IL 60115

Dear Mayor Jerry Smith and City Council Members,

On May 8, 2019, the City of DeKalb Planning and Zoning Commission unanimously approved the DeKalb Park District's request to amend Ordinance 98-75 to allow for a modified landscaping plan at the Sports and Recreation Center, located at 1765 S. 4th Street.

The DeKalb Park District respectfully requests that the City Council waive the second reading requirement in this matter and approve the amended Ordinance upon first reading.

Thank you for your consideration of our request. Please do not hesitate to contact me if you have any questions.

Sincerely,

Mat Emken
Superintendent of Parks and Development
DeKalb Park District
1403 Sycamore Road
DeKalb, IL 60115
779-777-7276