



2019004617

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL
RECORDED: 6/5/2019 10:19 AM
REC FEE: 75.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 7

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

PASSED: MAY 28, 2019

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, DEKALB, ILLINOIS.

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, the DeKalb Park District represented by Mat Emken (herein referred to as "Petitioner") of property located at 1765 South 4th Street, DeKalb, Illinois, (herein referred to as "Subject Property"), has petitioned the City of DeKalb for approval of an amendment to Ordinance 1998-075 to accommodate a new landscape plan for the Subject Property; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on May 8, 2019; and

WHEREAS, on May 8, 2019, the Planning and Zoning Commission reviewed the evidence presented in support of the requested amendment to special use to allow for the implementation of a new landscaping plan along South 4th Street for the Subject Property, found the amendment still met the findings for a special use and recommended approval of the amendment to special use; and

WHEREAS, the City Council has reviewed the findings and recommendations described above, adopts the findings made by the Planning and Zoning Commission, and now determines that it would be in the best interest of the City of DeKalb to grant said approvals, subject to the terms and conditions established by this Ordinance.

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:

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.

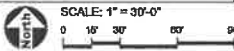
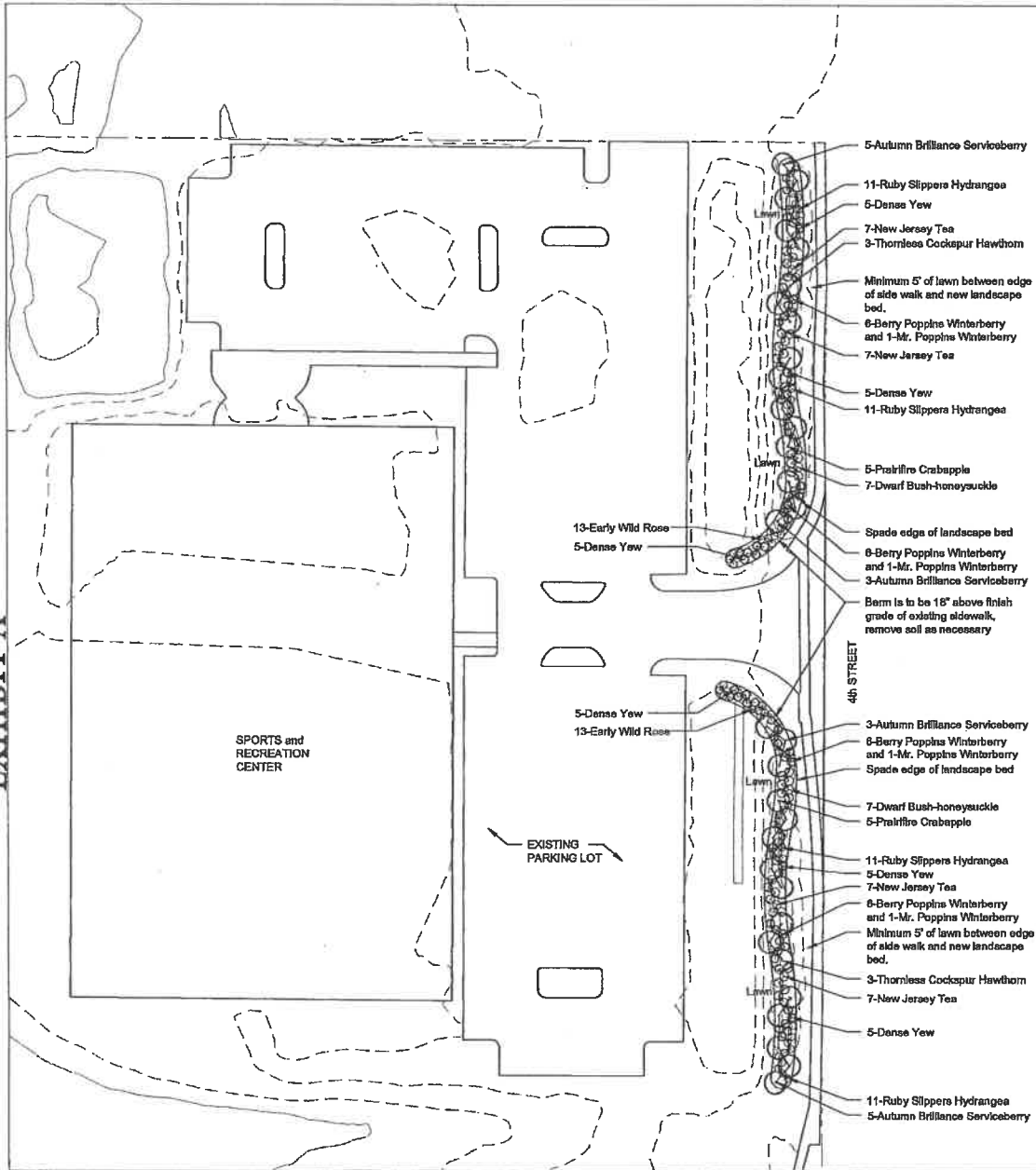
PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 28th day of May 2019 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Morris, Finucane, Smith, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Absent: Fagan. Second Reading waived by a 7-0-1 roll call vote. Aye: Morris, Finucane, Smith, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Absent: Fagan.

ATTEST:


LYNN A. FAZEKAS, City Clerk




JERRY SMITH, Mayor



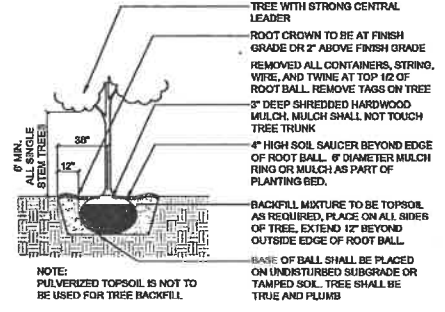
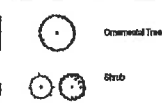
GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurserymen's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative, to no case shall plant material be smaller than indicated on the plans.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8. Plant locations shall be flagged by the Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and established with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specifications prior to installing grass.
11. Beds and tree rings (6" diameter) shall have 2" of hardwood shredded mulch applied and a 4" deep grade edge at base. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/2 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by top-soling 2" of Mushroom Compost into fields. Do not add compost nor walk-off within slope line of existing lawn.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates to specifications.
15. Turf raises shall be installed and lawn established at all disturbed areas.
16. Do not construct to match beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.

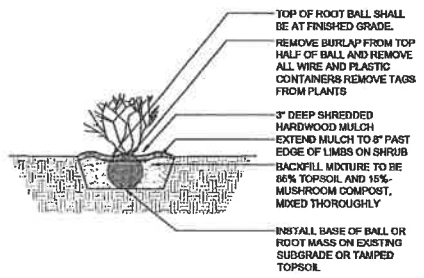
PLANT LIST

Ornamental Trees - Balled and Barked			
8	1/2" H. Multi Stem	<i>Crataegus cuneata</i> var. <i>hemula</i>	Thornless Cockspur Hawthorn
15	1/2" H. Multi Stem	<i>Ambelocidion graciliflorum</i>	Autumn Brilliance Serviceberry
10	1/2" H.	<i>Abies balsamea</i>	Princeton Crabapple
32	Total		
Shrubs - Balled and Barked or Pot			
30	1/2" H. x 24" Sp.	<i>Taxus x media</i>	Dense Yew
30	Total		
Deciduous Shrubs - Balled and Barked or Pot			
44	1/2" H. x 24" Sp.	<i>Viburnum acerifolium</i>	Ruby Slippers Hydrangea
24	1/2" H. x 24" Sp.	<i>Ilex verticillata</i>	Berry Poppins Winterberry
4	1/2" H. x 24" Sp.	<i>Ilex verticillata</i>	Mr. Poppins Winterberry
20	1/2" H. x 24" Sp.	<i>Prinos</i>	Early Wild Rose
25	1/2" H. x 24" Sp.	<i>Calycanthus floridus</i>	New Jersey Tea
14	1/2" H. x 24" Sp.	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle
140	Total		

LEGEND



1 Tree Installation
SCALE: N.T.S. d-plnt-tree_12



2 Shrub Installation
SCALE: N.T.S. d-plnt-shrub_12



DeKalb Park District
1403 Sycamore Road
DeKalb, IL 60115

PROJECT
**Kiwanis Park
Berm
Landscape**
1785 4th Street
DeKalb, Illinois 60115



Park Planning and Landscape Architecture
1250 W 18th St., Chicago, Illinois 60608
24942 Lockport St., Plainfield, Illinois 60544
615-254-0001 www.uplanddesign.com

SHEET TITLE
**Landscape
Plan**

SHEET NUMBER **L1.0**

DRAW / REVISION

WBDW	Landscape Plan	15APR2019
WBDW	Landscape Plan	19APR2019

Project Number 007
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1785 4th Street, Park District, DeKalb, Illinois 60115



Board of Commissioners
Phil Young
Dean Holliday
Dag Grada
Gail A. Krmeneč

1403 Sycamore Road • DeKalb, IL 60115 • (815) 758-6663 • dekalbparkdistrict.com

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 2½ 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

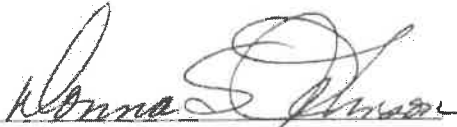
DeKalb School District for the shared use of the facility, and receipt of a letter from the Illinois State Board of Education allowing the DeKalb School District to use the facility even though it will not be sprinkled.

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.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a regular meeting, held on the 22nd day of June, 1998, and approved by me as Mayor on the same day. First reading on May 26, 1998. Second reading on June 8, 1998. Postponed till June 22, 1998. Roll call vote 6-0-1. Aye: Polzin, Povlsen, Kapitan, Checa, Conboy, Raffel. Absent: Gregory.

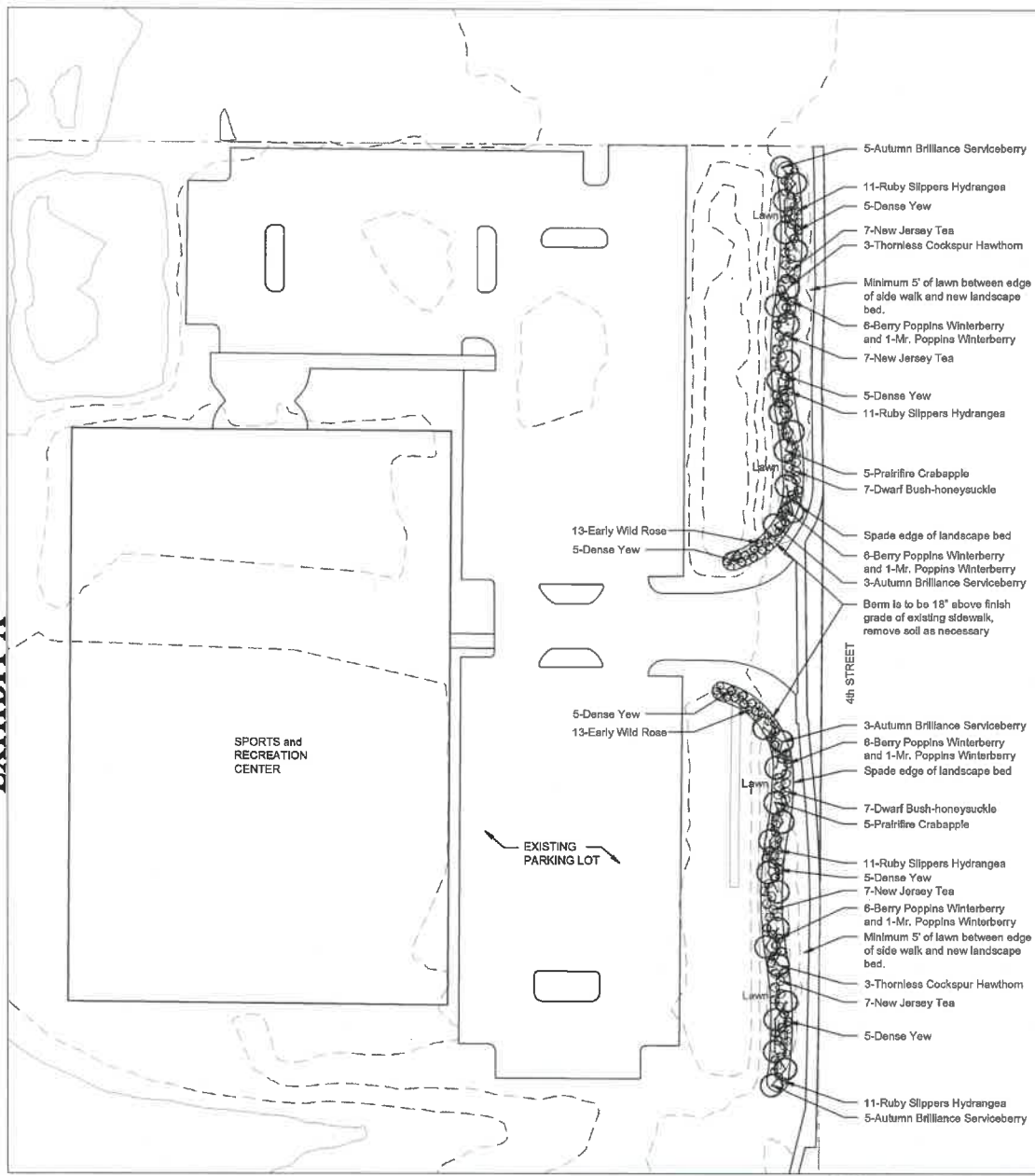
ATTEST:


DONNA S. JOHNSON, City Clerk




BESSIE CHRONOPOULOS, Mayor

EXHIBIT A



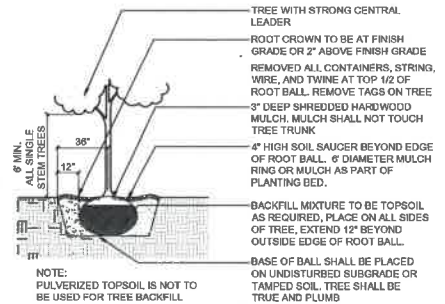
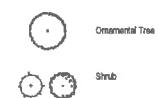
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- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a top-emergent as per manufacturer's specification prior to installing trees.
- Beds and tree flags (2" diameter) shall have 2" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree flag.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by rero-tiling 2" of Mushroom Compost into new beds. Do not add compost nor rero-til within dip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
- Tall masts shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds and paving.
- Contractor shall restore all areas disturbed as a result of construction.

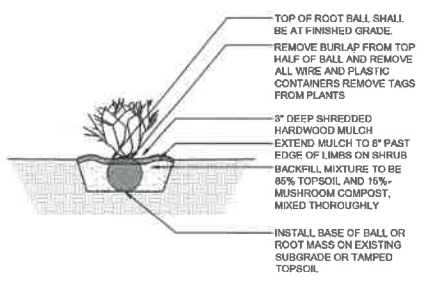
PLANT LIST

Ornamental Trees - Balled and Burlap			
6	8" HL MUIB Stern	<i>Crataegus mollis</i> var. <i>sterilis</i>	Thornless Cockspur Hawthorn
18	8" HL MUIB Stern	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
10	8" HL	<i>Malus 'Prize'</i>	Pratikius Crabapple
32	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
30	24" HL x 24" Sp.	<i>Taxus x media</i> 'Danalovna'	Dense Yew
30	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
44	24" HL x 24" Sp.	<i>Hydrangea serrata</i> 'Ruby Slippers'	Ruby Slippers Hydrangea
24	24" HL x 24" Sp.	<i>Ilex verticillata</i> 'Acuminata'	Berry Poppins Winterberry
6	24" HL x 24" Sp.	<i>Ilex verticillata</i> 'American'	Mr. Poppins Winterberry
28	18" HL x 24" Sp.	<i>Rosa Alanda</i>	Early Wild Rose
28	18" HL x 24" Sp.	<i>Caryocarpus floridus</i>	New Jersey Tea
14	18" HL x 24" Sp.	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle
140	Total		

LEGEND



1 Tree Installation
SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation
SCALE: N.T.S. d-plant-shrub_12



DeKalb Park District
1403 Sycamore Road
DeKalb, IL 60115

PROJECT
Kiwanis Park Berm Landscape
1765 4th Street
DeKalb, Illinois 60115



Park Planning and Landscape Architecture
1250 W 18th St, Chicago, Illinois 60608
24042 Lockport St, Westfield, Illinois 60544
815-254-0091 www.uplanddesign.com

SHEET TITLE
Landscape Plan

SHEET NUMBER L1.0

DRAW / REVISION

UB/DW	Landscape Plan	15/4/2019
UB/DW	Landscape Plan	19/4/2019

Project Number 537
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1765 4th Street Park District P004-DeKalb
11/2019



Board of Commissioners
Phil Young
Dean Holliday
Dag Grada
Gail A. Krmeneč

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Sincerely,

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