



DEKALB PLANNING AND ZONING COMMISSION AGENDA

Monday, May 19, 2025

6:00 P.M.

DeKalb Public Library

Yusunas Meeting Room

309 Oak St.

DeKalb, IL 60115

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES

1. May 05, 2025.

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

E. NEW BUSINESS

1. **Public Hearing** – A petition by the DeKalb Park District for a special use permit to allow for the construction of a new public swimming pool facility at 1403 Sycamore Road. A variance is also requested to allow an eight (8) foot high chain link fence around the perimeter of the pool facility.

F. REPORTS

G. ADJOURNMENT

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
May 5, 2025

The Planning and Zoning Commission held a meeting on May 5, 2025, in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak Street, DeKalb, Illinois. Chair Maxwell called the meeting to order at 6:00PM.

A. ROLL CALL

Recording Secretary, Olivia Doss, called the roll. Planning and Zoning Commission members present were: Chair Max Maxwell, Vice Chair Bill McMahon, Trixy O'Flaherty, Steve Becker and Jerry Wright. Commission member Maria Pena-Graham was absent. Planning Director Dan Olson was present representing the City.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the May 5, 2025, agenda as presented. Ms. O'Flaherty motioned to approve the agenda as presented. Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. April 7, 2025 – Chair Maxwell requested a motion to approve the April 7, 2025, minutes as presented. Mr. Wright motioned to approve the minutes as submitted. Mr. Becker seconded the motion, and the motion was approved by unanimous voice vote.

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

None.

E. NEW BUSINESS

- a. **Public Hearing** – A petition by DeKalb Township for a special use permit to allow for the expansion of Oakwood Cemetery for the property located at 611-615 N. 1st Street.

Chair Maxwell read the petition by title only.

Attorney Craig Krandel, with law firm Zukowski, Rogers, Flood & McArdle, spoke on behalf of DeKalb Township. Mr. Krandel explained the Township currently operates Oakwood Cemetery. The cemetery adjoins with the First Congregational United Church of Christ, who has an interest in selling additional land to the Township. Mr. Krandel noted the church has a donor that would like to have the cemetery expand its land to allow space for a Columbarium, memorial park and walking path. He said the cemetery would expand by approximately .8 acres. No cemetery plots would be included in the expansion and the work will be done in two phases. He noted a small portion of property is in a flood zone, but no work will be done there and nothing will be stored.

Mr. Krandel went on to add there are eight parking spaces that will be transferred from the church to the cemetery. He explained First Congregational Church and DeKalb Township have a long-standing relationship, providing access to the church through the cemetery property. This will continue with a cross-access easement being added to the purchase contract for the land. Mr. Krandel believed the request met all criteria for a special use permit, and noted Mary Hess, DeKalb Township Supervisor,

was present and available for questions. To conclude, Mr. Krandel mentioned all the funding for the improvements on the new land will come from a church donor.

Planning Director Dan Olson gave his staff report dated May 1, 2025. He noted there was not much to add and thanked Mr. Krandel for explaining the request. Mr. Olson mentioned when the hearing notice was published, it stated the property was currently zoned "SFR2" Single-Family Residential, however, the property is actually zoned "MFR-1" Multi-Family Residential. Mr. Olson noted a cemetery is still a special use in the "MFR-1" Multi-Family Residential District.

Mr. Olson explained the City received a special use permit application from DeKalb Township to expand the Oakwood Cemetery along N. 1st St. The Township is purchasing .82 acres of property from the adjacent First Congregational United Church of Christ at 615 N. 1st St. The site is zoned "MFR1" Multi-Family Residential District, and a cemetery and mausoleums are a special use in that district. He added the 2022 Comprehensive Plan designates the site for Institutional type uses. The current cemetery is a legal non-conforming use.

Furthermore, Mr. Olson stated the additional property will primarily be used for a park with walking paths, a memorial plaza, new trees and Columbariums. There will be no cemetery plots on the subject site. He mentioned the site plan also includes eight new parking spaces and access will be provided through the parking lot of the church. The northern portion of the site is in the floodplain; however, the Township is only proposing landscaping and a possible walking path in that area, and no structures. Mr. Olson pointed out they will comply with the floodplain regulations in the Unified Development Ordinance. Mr. Olson indicated the City recommends approval of the special use permit and approval of plans for Phase One and Phase Two.

Mr. Olson brought to the Commission's attention the sole email response received regarding the expansion. Bradford Shive of 8 Miller Court emailed the City stating his support for the special use permit.

No public comments were made, and Chair Maxwell closed the public hearing.

Commission member Wright inquired if there would be burial plots located in the expansion. Mary Hess confirmed no burial plots will be added. She explained that an above ground Columbarium will be added as cremations are on the rise. Currently, the cremation rate is at 60% with an expected increase to 80%. To start, one columbarium with approximately 48 niches will be built on the expansion site. Additionally, Ms. Hess noted an ossuary is also being considered as another more affordable burial option. She said sadly, there is a rise in cremains not being picked up due to family members being unsure what to do with them. Ms. Hess added there will be a scattering garden available but assured the Commission there is a process with the State and those choosing to scatter cremains must follow. She concluded by stating there is still space in the cemetery to accommodate those looking for a full burial plot.

Mr. Becker believed this would be the best and highest use for the land.

Vice Chair McMahon asked how large the path would be. Ms. Hess stated a tree survey still needed to be completed, and final drawings have not yet been finished.

Chair Maxwell questioned the volume of tree removal required to accommodate the expansion. Ms. Hess responded they will be cleaning the area up, a lot of the trees are involuntary trees, and they want to be sure none of the trees could pose a hazard to the adjacent Carlson property (623-629 N. 1st St.). Fallen trees will be removed and replaced with new trees in the future. Mr. Olson showed an aerial of the site noting the southern half of the property contained no trees.

Mr. Becker asked if the path was going to be designed for walking or just for people to approach the cemetery. Ms. Hess stated the donor intends for the area to hold a memorial garden, meditation area and the walking path will be a natural extension of the beauty of the area.

Vice Chair McMahon requested additional information regarding people scattering ashes at the property. Ms. Hess explained those wishing to do so must contact the Township and arrangements would be made. Ms. Hess discussed her experiences with other scattering gardens, noting granite structures with spaces for name plates were often present to meet the memorialization requirements. The intent of the requirements is to keep people from scattering improperly.

Chair Maxwell asked for a motion to approve. Mr. Becker moved based upon the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of special use permit to allow for the expansion of Oakwood Cemetery located at 611 N. 1st St. and a portion of the property located at 615 N. 1st St. per the site plan dated February, 2025 and labeled as Exhibit A in the staff report. Commissioner Wright seconded the motion.

A roll call vote was taken: Becker – yes, O’Flaherty – yes, Wright – yes, McMahon – yes, Maxwell - yes. Commission member Pena-Graham was absent. The motion passed 5-0-1.

b. **Plat of Resubdivision** – A request to approve the Final Plat of the Dirks Resubdivision located at 3435 and 3447 Owens Lane (Marshall Dirks).

Marshall Dirks, owner of 3435 and 3447 Owens Lane, discussed his request for a Plat of Resubdivision. Mr. Dirks explained he would like to combine the two lots he owns and is using Ken Spears Construction to complete the home addition. Mr. Dirks purchased the additional lot in 2020 which was vacant for 22 years. The second lot was turned into a garden, and he now has the desire to build a home addition across the common lot line. A utility easement is present along the common lot line which needs to be vacated. Mr. Dirks noted he has contacted approximately eight utility entities and is still waiting to receive releases from two of them: Frontier and ComEd. He confirmed that the City does not have water or sewer lines along the common lot line. He noted all utilities are located in the rear yard easement. Mr. Dirks stated currently no one has challenged the requests for easement vacations.

Mr. Olson presented his staff report dated May 1, 2025 and reminded the Commission of a similar request granted on Quinlan Avenue back in 2020. He explained the applicant and property owner, Marshall Dirks, is requesting to resubdivide lots 84 and 85 in the Bridges of Rivermist, Unit Two Subdivision from two lots into one. The addresses of the lots are 3435 (lot 84) and 3447 (Lot 85) Owens Lane. Lot 85 contains a single-family home and lot 84 contains a garden and no structures. Mr. Olson stated Lot 84 is 11,900 sq. ft. and Lot 85 is 10,418 sq. ft. with the new lot to be 22,318 sq. ft. or .51 acres.

Furthermore, Mr. Olson noted the applicant would like to add onto the existing home, however the addition would encroach over the common lot line. Mr. Olson said there is a 5-foot utility easement on the north side of Lot 84 as well as the south side of Lot 85. Both easements will be vacated with the approval of the plat. There are no utilities in the easements, and the applicant has been obtaining release letters from the utility companies that have rights to access the easement in case utilities are added at a later time. Mr. Olson stated the owner still needs releases from ComEd and Frontier and the Metronet release was received this morning.

Mr. Olson mentioned the plat has been reviewed by City staff and all comments have been adequately addressed. The applicant has provided a layout of the home on the lot along with the architectural elevations. Mr. Olson reminded the Commission their review only pertains to the Plat, not the layout of the home. The sidewalk will be completed across Lot 84 through a 50/50 cost-sharing agreement

between the owner and the City. Mr. Olson stated the City recommended approval subject to all utility releases being obtained prior to the recording of the plat.

Various supportive comments from the Commission were made.

Chair Maxwell asked for a motion to approve. Ms. O'Flaherty moved that the Planning and Zoning Commission recommend approval of the Final Plat of the Dirks Resubdivision dated August 9, 2024, prepared by Hanna Surveyors as shown on Exhibit A of the staff report subject to all utility approvals being obtained prior to the recording of the plat. Commissioner Becker seconded the motion.

A roll call vote was taken: Becker – yes, O'Flaherty – yes, Wright – yes, McMahon – yes, Maxwell - yes. Commission member Pena-Graham was absent. The motion passed 5-0-1.

F. REPORTS

Mr. Olson noted at the next meeting, May 19, 2025, a public hearing will take place linked to Hopkins Pool. He explained that any public entity in the SFR2 Residential District must obtain a special use permit for any facility/structure such as a pool. He added a variance is also request for a fence.

G. ADJOURNMENT

Chair Maxwell requested a motion to adjourn. Mr. Wright motioned to adjourn, and Ms. O'Flaherty seconded the motion. The meeting adjourned at 6:17 p.m.

Respectfully submitted,

Olivia K. Doss, Recording Secretary

Minutes approved by the Planning and Zoning Commission on May 19, 2025.

Click [here](#) to view the agenda packet for the May 5, 2025 Planning and Zoning Commission Meeting.

Click [here](#) to view the video recording of the May 5, 2025, Planning and Zoning Commission Meeting.

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**
May 15, 2025

TO: DeKalb Planning and Zoning Commission

FROM: Dan Olson, Planning Director

RE: 1403 Sycamore Road - Special Use Permit and Variance to Allow for the Construction of a New Public Swimming Pool Facility (DeKalb Park District)

I. GENERAL INFORMATION

- | | | |
|----|---------------------------------|--|
| A. | Purpose | Construction of a public swimming pool facility. |
| B. | Location/Size | 1403 Sycamore Road /36.22 acres |
| C. | Petitioner | DeKalb Park District |
| D. | Existing Zoning | "SFR2" Single-Family Residential District |
| E. | Existing Land Use | Vacant – Site of Former Swimming Pool |
| F. | Surrounding Zoning and Land Use | North: "SFR2" and "PD-R"; Park, Golf Course
South: "MFR2" and "GC"; Apartments and Commercial
East: "GC" and "PD-C"; Commercial
West: "SFR2" and "MFR2"; Park, Apartments |
| G. | Comprehensive Plan Designation | Open Space |

II. BACKGROUND AND ANALYSIS

The City has received a special use permit and variance application from the DeKalb Park District to allow for the construction of a new public swimming pool facility at 1403 Sycamore Road. The variance request is to allow an eight (8) foot high black coated chain link fence around the majority of the perimeter of the pool facility. The demolition of the previous pool and associated equipment was recently completed. The subject site is zoned “SFR2” Single-Family Residential District, and the Unified Development Ordinance (UDO) requires a special use permit for any public building or facility.

A new zero-depth entry pool (approx. 710 swimmer bather load) will be cast-in-place, with an adjacent spray pad. Four (4) new waterslides with supporting pumps will be a part of the new aquatic work. The parking lots will be updated and expanded along with additional paving to service new functions. The proposed work will also include renovation of the first floor of the existing Hopkins Community Center (Park District Building). New facilities will include guest services, a rental room, public restrooms, and new locker rooms. There will be two additions to both sides of the Community Center, which will include new space for utility services, pool equipment and storage as well as pool-support offices. Finally, utilities will be updated across the site.

The total estimated cost of the work is about 14 million dollars. Work is expected to commence this summer. The previous pool was constructed in 1974 and was closed for the 2024 season. A public swimming pool has occupied the site since the 1930’s. The District indicates the new pool is planned to open in June of 2026.

The applicant is proposing an eight (8) foot high black coated chain link fence around the perimeter of the facility, except for a portion of the rear yard. State law and local codes require a fence or barrier around a swimming pool of at least four (4) feet in height. The subject lot is zoned “SFR2” and the UDO states that an open fence within the front yard cannot exceed four (4) feet. The eight (8) foot high fence is needed to adequately provide security for the pool and avoid people from climbing over. The Park District indicates in their submittal that due to the facility’s proximity to Sycamore Rd. and a previous history of trespassing with shorter fences, an eight (8) foot high fence is necessary. The fence around the previous pool was eight (8) feet in height.

III. STANDARDS OF A SPECIAL USE

1. The proposed special use complies with all provisions of the applicable district regulations.

The proposed special will comply with all regulations of the “SFR2” Single-Family Residential District and the Unified Development Ordinance (UDO), except for a variance request for a fence, which has been applied for.

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 adjacent properties or land uses. The site has been zoned “SFR2” Single-Family Residential District for decades. The proposed special use is a new public swimming pool facility and a swimming pool has occupied the site since the 1930’s. The surrounding area is already developed with a variety of uses including additional park space, golf course, apartments and a variety of commercial uses. The 2022 Comprehensive Plan designates the site for Open Space.

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 granting of 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 a variety of uses including additional park space, golf course, apartments and a variety of commercial uses. The proposed special will operate in a manner that is not detrimental to the surrounding neighborhood or to property values.

4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

With the construction of a new pool, utilities will be updated across the site. The existing parking lot will be expanded to provide more parking spaces. The applicant will comply with all the other regulations of the City’s Unified Development Ordinance.

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 special use will not be detrimental to the permitted developments and uses in the surrounding area. The site has contained a pool facility since the 1930’s. The surrounding area is developed with a variety of uses including additional park space, golf course, apartments and a variety of commercial uses. The new swimming pool facility will provide numerous benefits and amenities for the community and will promote public health. The City received a Public Response Form from Mason Properties noting support for the request. Mason Properties own the shopping center across Sycamore Road.



IV. FINDINGS OF FACT FOR VARIATIONS

The request has been reviewed using the criteria regarding variances stated in Article 18, Section 18.03.03 of the UDO, titled “Findings of Fact,” as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of that district.

The subject lot is zoned “SFR2” Single-Family Residential District. The Unified Development Ordinance (UDO) states that an open fence within the front yard cannot exceed four (4) feet. The applicant is proposing an eight (8) foot chain link fence almost around the entire perimeter of the facility. An eight (8) foot high fence is needed to adequately provide security for the pool and will help avoid people from climbing over. The fence around the previous pool was eight (8) feet in height.

2. The extraordinary or exceptional conditions of the property, requiring the request for the variance, were not caused by the applicant.

The subject site has contained a footprint of a public swimming pool since the 1930's. The eight (8) foot high fence is needed to adequately provide security for the pool and avoid people from climbing over. The Park District indicates in their submittal that due to the facility's proximity to Sycamore Rd. and a previous history of trespassing with shorter fences, an eight (8) foot high fence is necessary. The fence around the previous pool was eight (8) feet in height.

3. The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.

Although zoned “SFR2” Single-Family Residential, the use is commercial in nature with heavy use during the summer months. The Park District indicates in the submittal that due to the facility's proximity to Sycamore Rd. and a previous history of trespassing with shorter fences, an eight (8) foot high fence is necessary. There is an exceptional hardship based upon the nature of the special use.

4. The denial of the proposed variance will deprive the applicant of the use of his/her property in a manner equivalent to the use permitted to be made by the owners of property in the immediate area.

A swimming pool has previously occupied the site since the 1930's. The surrounding area is already developed with a variety of uses including additional park space, golf course, apartments and a variety of commercial uses. The 2022 Comprehensive Plan designates the site for Open Space.

5. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.



The proposed eight (8) foot high chain link fence will be the same height as the one that surrounded the previous Hopkins Pool. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property; unreasonably increase the congestion in public streets, increase the danger of fire or endanger the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb.

The proposed fence will not impair an adequate supply of light and air to adjacent properties. Furthermore, it will not impair the public health and safety and will not have a negative impact on the surrounding neighborhood and will not impede traffic or cause any safety issues. The City received a Public Response Form from Mason Properties noting support for the request. Mason Properties own the shopping center across Sycamore Road.

V. CITIZEN RESPONSE/COMMENTS

The City received a Public Response Form from Mason Properties noting support for the requests. Mason Properties own the shopping center across Sycamore Road.

VI. RECOMMENDATION

Two separate motions are required since the special use is a recommendation, and the variance is a decision by the Commission. Two sample motions are provided below for the Commission's consideration.

Sample Motion – Special Use Permit:

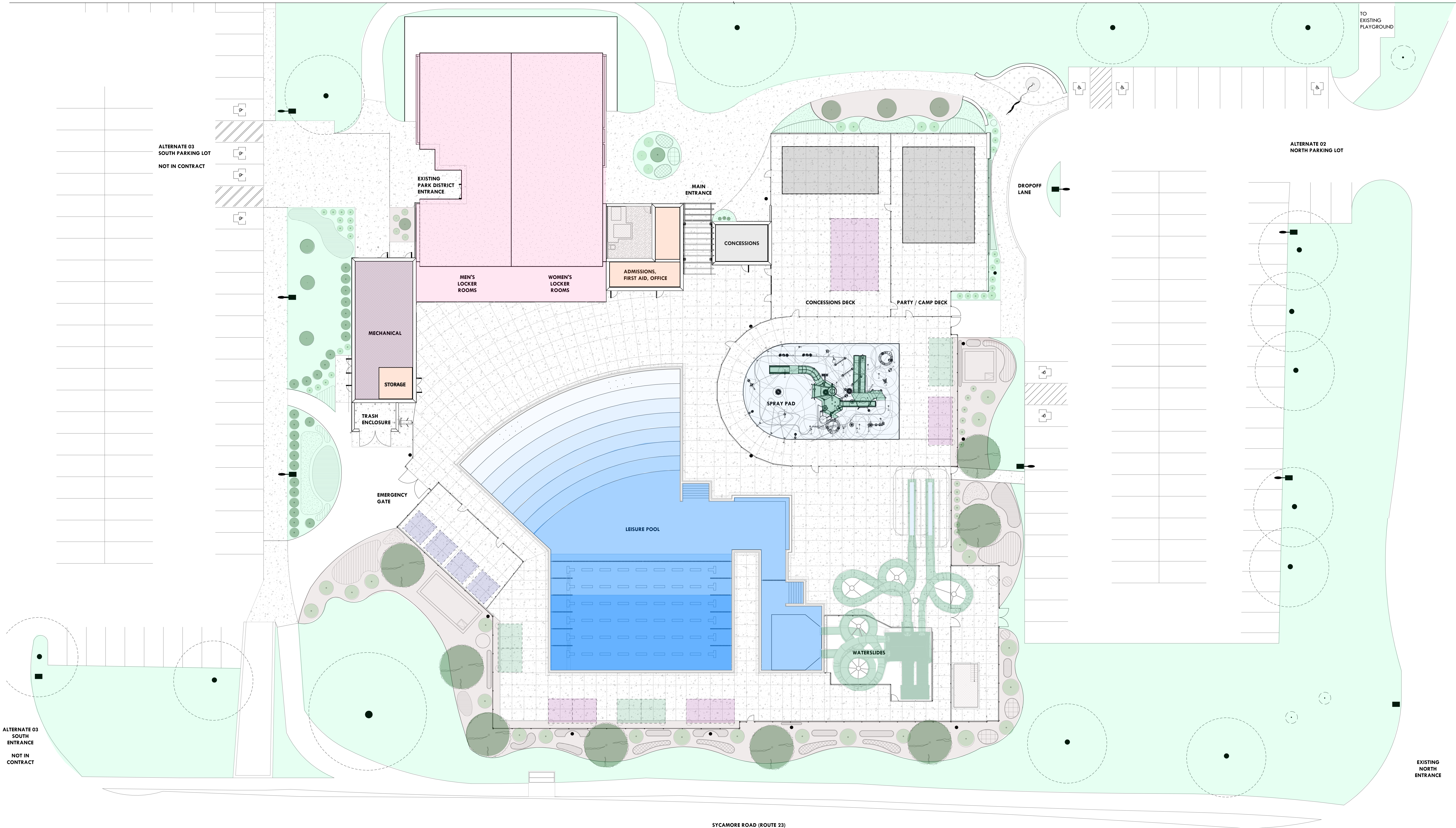
Based upon the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of special use permit to allow for the construction of a new public swimming pool facility at 1403 Sycamore Road per the site plan dated 4-7-25 and exterior elevations dated 3-21-25 labeled as Exhibit A.

Sample Motion – Variance:

Based on the submitted petition, testimony presented and findings of fact, I move the Planning and Zoning Commission approve a variance from Articles 7.06.2 and 7.06.5 of the Unified Development Ordinance to allow an eight (8) foot high black coated chain link fence around the perimeter of the pool facility as shown on the site plan/fence detail dated 4-7-25 labeled as Exhibit B.



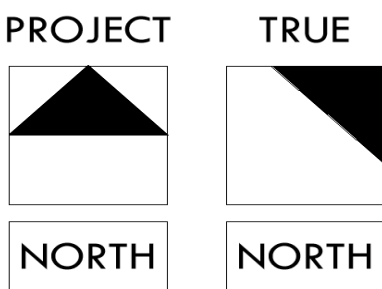
EXHIBIT A



1 ARCHITECTURAL SITE PLAN - ALT. 01
SCALE: 1/16" = 1'-0"

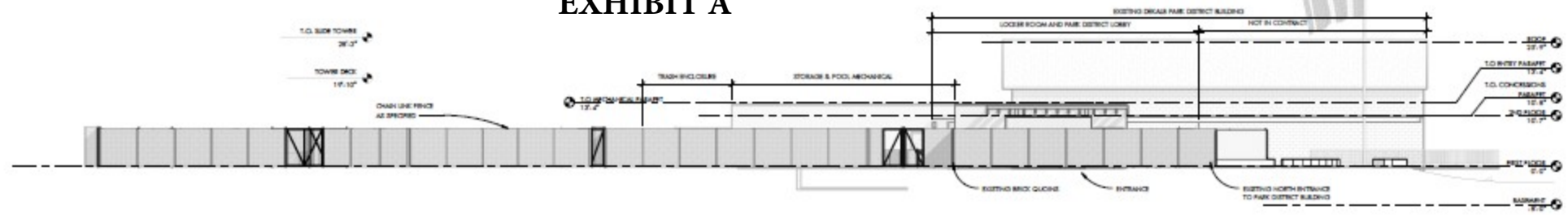
PROGRESS DRAWING -
NOT FOR CONSTRUCTION.

RENDERING PROVIDED AS
IMPRESSION OF PUBLIC
EXPERIENCE.

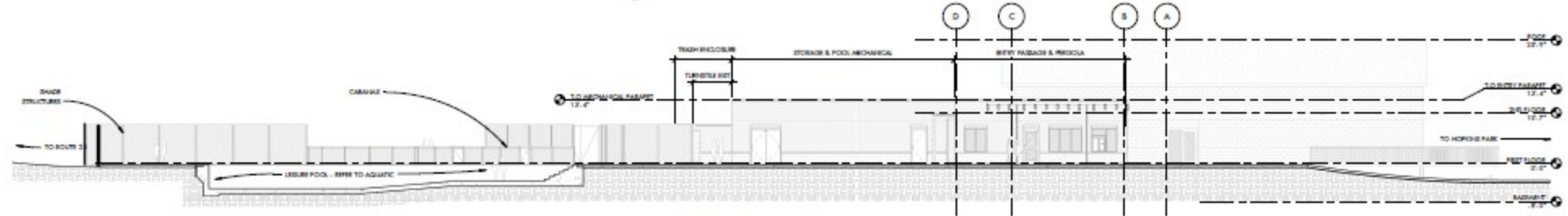


DATE	06/07/2025	PROJECT NUMBER	30181	SHEET NUMBER	A8.8
ISSUED FOR:	SITE PLAN REVIEW - BASE BID & ALTERNATE 01	DRWN	CHK'D	APP'D	
		JWK	PAW	SMN	

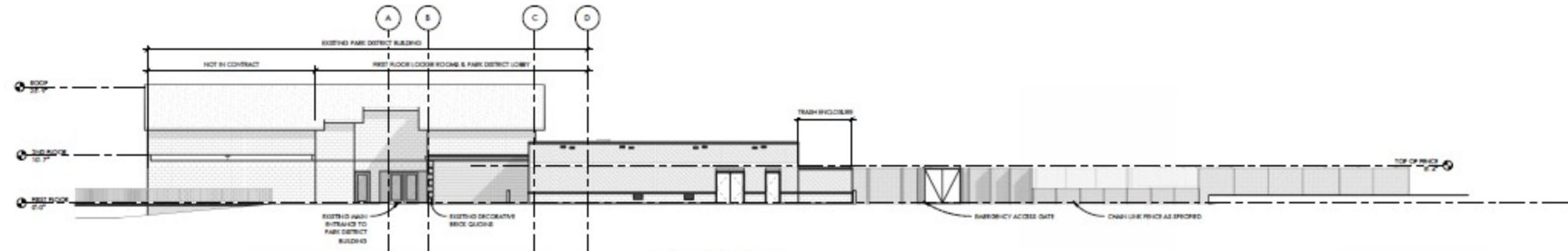
EXHIBIT A



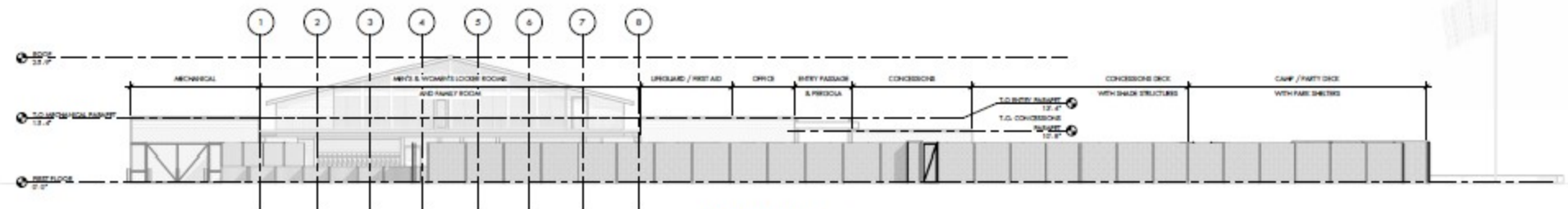
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



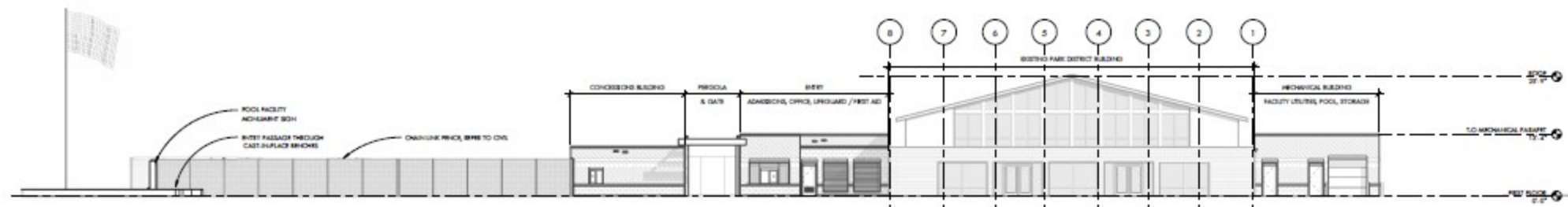
5 NORTH-SOUTH SITE SECTION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

- BRICK TO MATCH ADJ. FOR DOOR AND WINDOW FRAME ELEVATIONS
- BRICKWORK COLORED TO MATCH ADJACENT FINISHED SURFACES

ISSUED FOR:	DATE:	BY:	CHK'D:	APP'D:
ISSUED FOR CONSTRUCTION	01/24/2023	JK	PAW	SMN
ISSUED FOR BIDDING - NO RELEASE OF	01/24/2023			
ISSUED FOR CONSTRUCTION	03/21/2023			
PROJECT NUMBER	30181			
SHEET NUMBER	A3.1			
DATE	03/21/2023			

EXHIBIT A

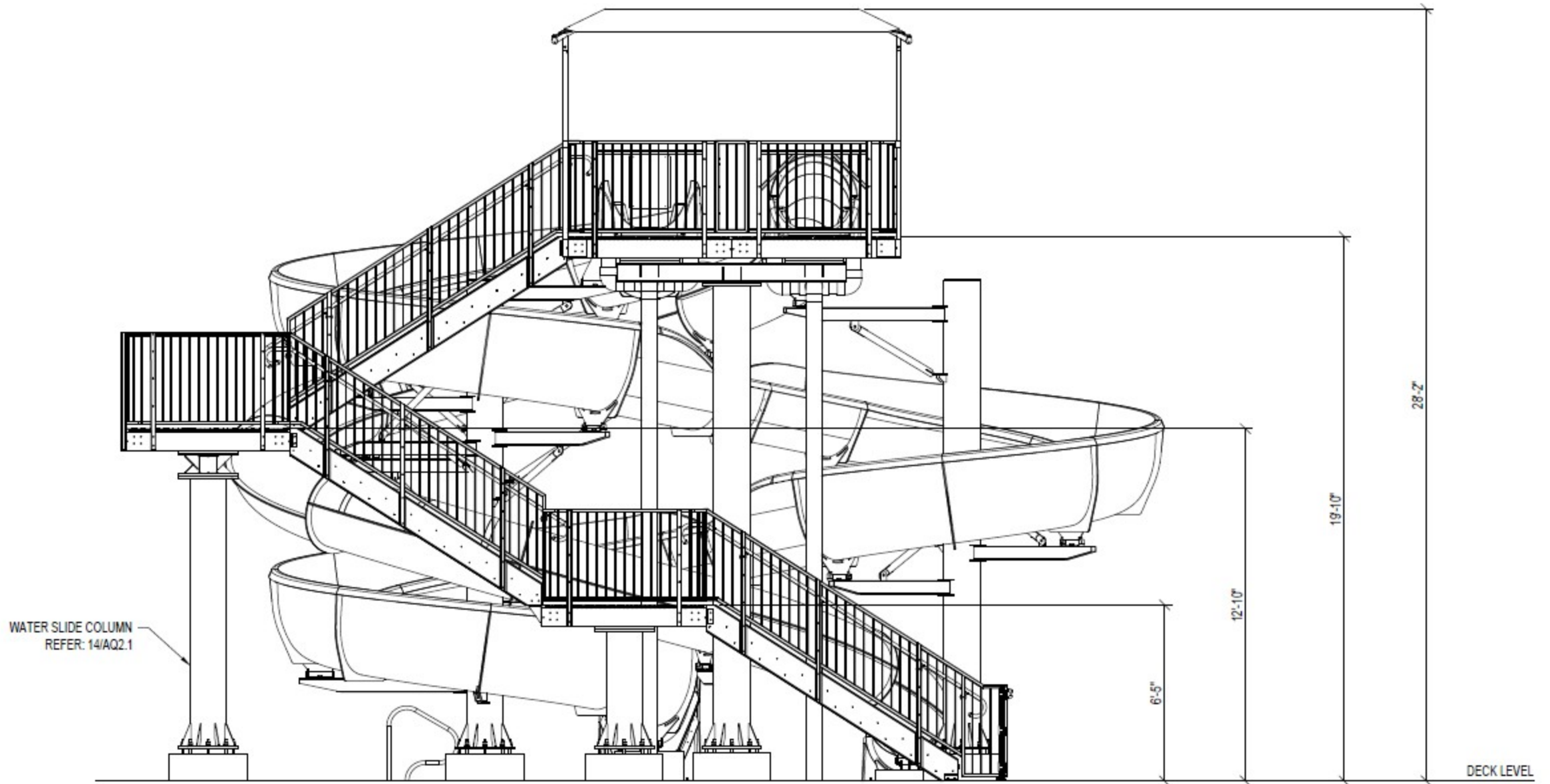
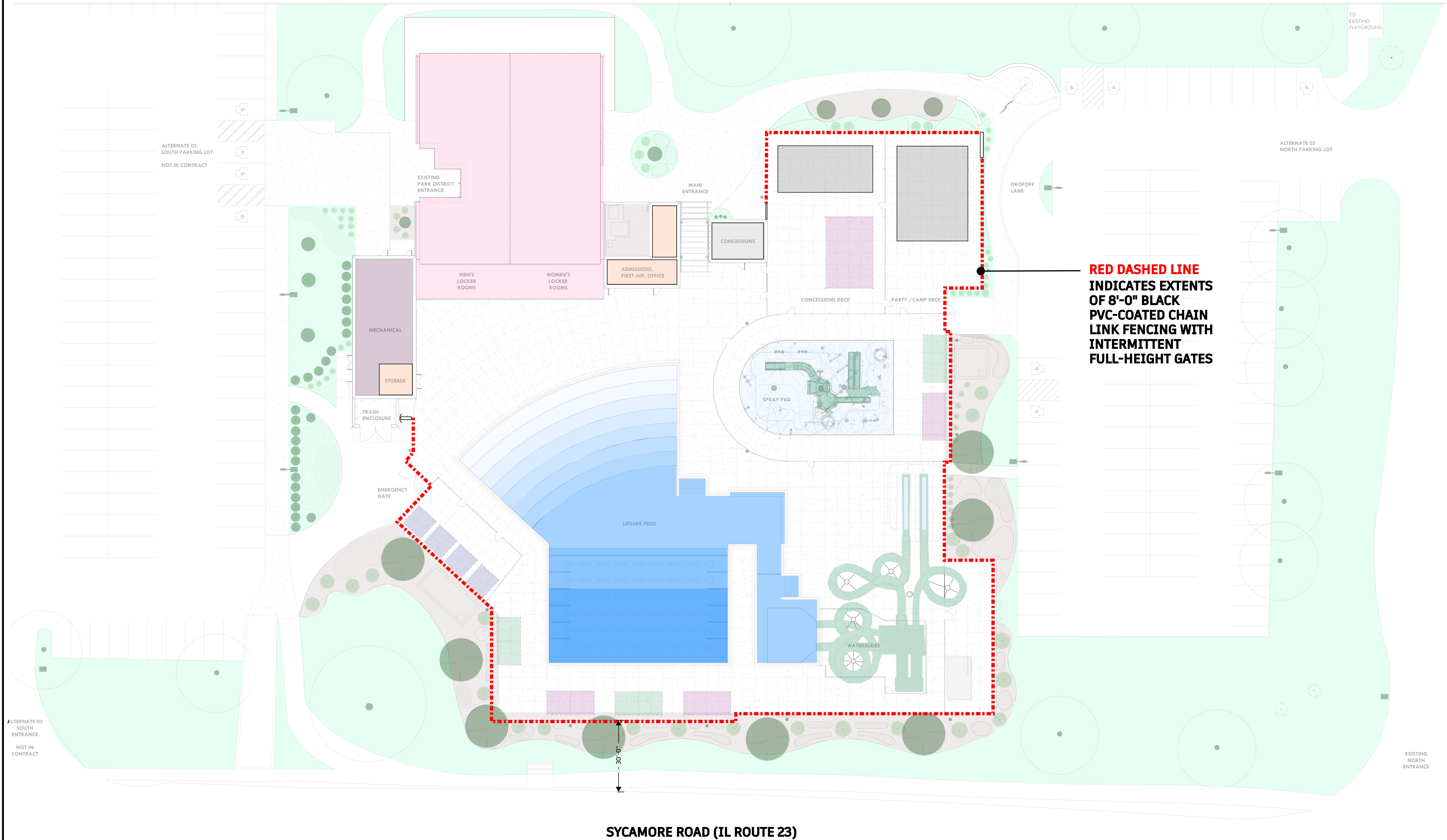


EXHIBIT B



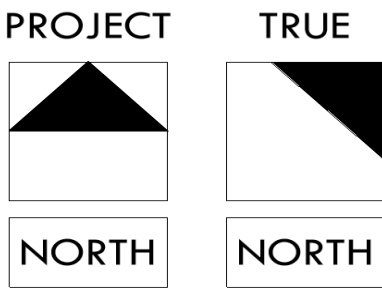
RED DASHED LINE
INDICATES EXTENTS
OF 8'-0" BLACK
PVC-COATED CHAIN
LINK FENCING WITH
INTERMITTENT
FULL-HEIGHT GATES

SYCAMORE ROAD (IL ROUTE 23)

1 ARCHITECTURAL SITE PLAN - ALT. 01
SCALE: 1/16" = 1'-0"

PROGRESS DRAWING -
NOT FOR CONSTRUCTION.

RENDERING PROVIDED AS
IMPRESSION OF PUBLIC
EXPERIENCE.



ISSUED FOR:	DRWN	CHK'D	APP'D
SITE PLAN REVIEW - BASE BID & ALTERNATE 01	JWK	PAW	SMN

DATE: 06/27/2025	PROJECT NUMBER	SHEET NUMBER
	30181	A8.8





1403

Sycamore Rd

1520

1520

Project Narrative

Hopkins Park Pool Facility - Additions and Alterations

1403 Sycamore Road
DeKalb, IL 60115

Initial demolition on this project has occurred under separate permit. This permit pertains to proposed New Construction Alterations and Additions.

The existing Community Center at this address, the "Park District Building," has three floors, including a basement. Work is limited to the "First Floor" of this building (focused on the plan South half), as well as other areas as required. The lobby will be updated - new flooring, wall, and ceiling finishes and several columns will be removed and replaced to open up the space. New facilities within the plan South half of the First Floor will include: Guest Services, a rental room, public-facing restrooms servicing the building. On the farther South side, new locker rooms, Janitor closet, and single-user toilet / shower room will be within the existing building extents. The Locker rooms and single-user toilet will not be conditioned, but the remainder of the spaces will.

New Construction elements include two additions to either side of the Community Center, with a rated fire barrier between, as well as a new standalone structure. Each of these buildings will be thermally conditioned.

One of the additions is a series of spaces for utility services, as well as pool equipment and Storage. The other addition is an I-shaped structure around a ventilated Mechanical Yard. This addition houses pool-support offices.

The standalone structure will act as a Concessions building with the intent of serving pre-prepared foods.

The site itself will feature an eight-foot chain-link fence around the pool facility perimeter with intermittent gates. On the outside of this fence, the parking lots will be updated and some additional paving will be completed to service new functions. Utilities across the site will be updated - with a new electrical, gas, and water service to the facility. Storm and sanitary sewers will also be updated across the site.

A new zero-depth entry pool (approx. 710 swimmer bather load) will be cast-in-place, with an adjacent spray pad (separately fenced with 42" picket). A series of site furnishings will offer pool umbrellas and park shelters at specific areas (some separately fenced) across the facility. New waterslides with supporting pumps will be a part of the new aquatic work.

From: [Jonathan Kaye](#)
To: [Paul Zepezauer](#)
Cc: [Stephen M. Nelson](#); [Olson, Dan](#)
Subject: RE: Project #30181 - Hopkins Pool - Special Use Permit Materials: Colorized Site Plan, Fencing Exhibit
Date: Monday, May 12, 2025 2:31:40 PM
Attachments: [ScreenShot_4_16_2024_10_29_54_PM.png](#)

[NOTICE: This message originated outside of the City Of DeKalb mail system -- **DO NOT CLICK on links or open attachments** unless you are sure the content is safe.]

Paul,

Thanks for forwarding these on. Below are responses for the Park District and Planning Department.

1. The original Hopkins Park Pool and bathhouse dates from 1935 (see attached photograph).
 - The old infrastructure and piping in the ground (now demo'd) dated from this period. There's a nice anecdote about somebody simply propping up a chute and water hose to let the kids slide into the pool.

In 1974, the existing Hopkins Park Pool was constructed.

- This utilized 1935 infrastructure for the pool and added a new mechanical building to connect to the new pool services – including 50M pool and waterslides.
 - Over the years, a spray pad (2003, discontinued prior to our involvement), children's pool (1997), and two waterslides were added to the site.
 - The locker room half of the Community Center also dates from that 1974 project.
 - The park-side Community Center addition (basement through second floor Park District offices) followed around 1989.
2. Fencing around the facility is a requirement from IDPH. The Swimming Facility Code covers all size and use types across the state.

Section 820.200.a.1 states:

The swimming pool area shall be completely enclosed by a protective wall, fence or other barrier, at least 4 feet high, measured on the inside and outside, and not providing ready footing for climbing. The height of an opening under the bottom of the barrier shall not exceed 4 inches. The openings in any barrier shall not exceed 4 inches in width and height.

At this municipal facility, 4 feet of height will not provide the perimeter security required from an operational perspective.

- Counsilman-Hunsaker, aquatic engineer on this project, has seen fences at 6'-0" before in other jurisdictions. Variations taller have been the result of local code or Owner requests.
- Due to this facility's prominent position on Route 23 and (per Operator) previous history of trespassing with shorter fences, the design team and IHC recommend an

8'-0" fence as specified.

- This is both a compliance matter (meeting IDPH expectations from best practices) and a practical matter (an 8'-0" fence balances deterrence for security and insurance purposes).

The previous fence height at this facility (until demolition in fall 2024) was 8'-0". The proposed new fence height will match what was previously installed.

Regards,

Jonathan Kaye Associate AIA
Architectural Designer



Larson & Darby Group
Architecture Engineering Interiors

4949 Harrison Avenue, Suite 100
Rockford, IL 61108

Office: 815.484.0739, Ext 114
Mobile: 847.714.6405

jkaye@larsondarby.com

www.larsondarby.com



From: Paul Zepezauer <pzepezauer@dekalbparkdistrict.com>

Sent: Monday, May 12, 2025 10:00 AM

To: Jonathan Kaye <jkaye@larsondarby.com>

Subject: Re: Project #30181 - Hopkins Pool - Special Use Permit Materials: Colorized Site Plan, Fencing Exhibit [Filed 14 Apr 2025 18:40]

Hi Jonathan,

Dan asked the following questions:

Do you know the year the original Hopkins Park Pool was constructed? I saw in some article it was the 1970's.

I assume State law requires a fence around the perimeter of public swimming pools? Is there a minimum height requirement? I'm trying to get to the justification of the 8 foot high chain link fence beyond the need for security. How high was the fence at the old pool?

I believe the pool was 1975 and the old fence was probably a little higher than the current construction fence, which is just short of 6'. Let me know if it's a code requirement. Thanks.



1403 Sycamore Road – Special Use Permit and Variance Public Response Form

Owners Name: Mason Properties

Property Address: 18047 Annie Hidden

Basic Input:

- ☒ I support the proposal.
- ☐ I support the proposal in general but would like to see specifics before I decide.
- ☐ I do not support the proposal.

Written Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



1395 Sycamore Rd

DeKalb, Illinois



Google Street View

Oct 2022 See more dates







DeKalb, Illinois



Google Street View

Oct 2022

[See more dates](#)





The office and bathhouse at Hopkins Park under construction. 1935

The start of the first pool is visible in the foreground.

(Midweek Looking Back)

(Photo provided by [DeKalb County History Center](#))

(Thanks to Sue Breese)



LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Monday, May 19, 2025, at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by the DeKalb Park District for a special use permit to allow for the construction of a new public swimming pool facility at 1403 Sycamore Road. A variance is also requested to allow an eight (8) foot high chain link fence around the perimeter of the pool facility. The subject property has Parcel Identification Number (PIN's) of 08-14-276-001 and is zoned "SFR2" Single-Family Residential District.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Monday, May 19, 2025, or by e-mail to dan.olson@cityofdekalb.com. Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb's web page at <https://www.cityofdekalb.com/1103/Public-Hearings>.

Max Maxwell, Chair

DeKalb Planning and Zoning Commission



SPECIAL USE PERMIT PETITION

TO: Community Development Department of the City of DeKalb, Illinois

FROM: Petitioner Name(s): DeKalb Park District Phone: 815-758-6663
Petitioner's Representative: Paul Zepezauer Email: pzepezauer@dekalbparkdistrict.com
Mailing Address: 1403 Sycamore Road

Property Owner: DeKalb Park District Phone: 815-758-6663
Mailing Address: 1403 Sycamore Road Email: pzepezauer@dekalbparkdistrict.com

1. The petitioner hereby petitions the City of DeKalb to approve a Special Use Permit for the following property:

A. Legal Description and Parcel Number (s) – If necessary, attach the full legal description on a separate piece of paper: See attached legal.

PIN - 0814276001

B. Street Address or Common Location: 1403 Sycamore Road

C. Size of Property (square feet or acres): 36.22 acres

D. Existing Zoning: SFR2 - Single Family Residential

E. Proposed Special Use (as listed in the UDO): Public Swimming Pool Facility

F. Proposed Use and Description: On a separate document, describe the proposed use's characteristics. Also, indicate whether or not the proposed use would: a) Prevent development and use of neighboring property; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public's health, safety, and welfare; and e) be in conformance with all elements of the "UDO," Unified Development Ordinance

2. The petitioner hereby submits the following information:

☒ Vicinity map of the area proposed for the special use

☐ Petition fee (\$500.00)

☒ **2 full size** copies and an electronic copy of a site plan, which must show the following items (per the requirements of Article 14.03.03 of the UDO):

☒ Property dimensions

☒ Location and use of proposed structures

☒ Number and location of parking spaces and loading area. Number of required parking spaces per the UDO

☒ Location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses

☒ Location, type, and height of fencing or walls

☒ Location and width of driveways and curb cuts; internal traffic patterns

☒ Floor area (square footage)

☒ Location of exterior lighting

☒ Location, type, and height of signage

☒ Direction of storm water flow, location of detention area

(**Note to Petitioner:** A site plan for a special use permit is intended to be a schematic plan only. All plans must eventually conform to other City standards prior to the issuance of any building permits or other permits.)

3. The petitioner hereby states that a pre-application conference ☒* was ☐ was not held with City staff prior to the submittal of this petition.

*Date of pre-application conference: 3/31/2025

Those in attendance: Paul Zepezauer, Dan Olson

(**Note to Petitioner:** A pre-application conference with staff is highly encouraged to avoid delays and help in the timely processing of this petition.)

4. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.
5. The petitioner has read and completed all of the above information and affirms that it is true and correct.



Petitioner Signature

4/8/25

Date

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Special Use Permit petition as described above (petitioner must sign if they are the owner).



Property Owner Signature

4/8/25

Date



VARIANCE REQUEST

TO: Community Development Department, City of DeKalb, Illinois

FROM: Petitioner Name(s) DeKalb Park District - Paul Zepezauer

Phone 815-758-6663

Mailing Address 1403 Sycamore Road

City DeKalb

State IL

ZIP 60115

Email pzepezauer@dekalbparkdistrict.com

Property Owner Name(s) Same as above.

Phone _____

Mailing Address _____

City _____

State _____

ZIP _____

Email _____

1. The petitioner hereby petitions the Planning and Zoning Commission to approve a Variance Request for the following property

A. Common Address of Property 1403 Sycamore Road

B. Parcel Identification Number (PIN) 08-14-276-001

C. Legal Description – attach additional page(s) if necessary _____

See attached legal.

2. Current Zoning District SFR2

Current Use Park/Pool Facility

3. From what portion of the Unified Development Ordinance are you requesting a variance?

Article 7

Section 06

Paragraph 2 and 5

4. The petitioner hereby submits the following:

- ☐ Variance Fee (\$100.00 Residential; \$250.00 Non-Residential)
- ☒ Plat of Survey of the property showing lot lines, location of existing buildings, structures, and other improvements, and a scale drawing of the proposed addition(s) or change(s) requiring the variance
- ☒ Documentation attached on additional page(s) that supplies the following:
- A. Explain the nature of the variance requested and attach a scale drawing of the survey of the property showing lot lines, location of existing buildings, structures and other improvements, and showing the proposed addition or change requiring the variance.
 - B. Describe in detail how the strict application of the terms of the ordinance relating to the request for a variance imposes practical difficulties or particular hardship while not serving merely as a convenience to the petitioner.
 - C. Demonstrate the request for a variance will be in harmony with the general purpose and intent of the ordinance by clarifying the request will NOT:
 - 1) Impair an adequate supply of light and air to adjacent property,
 - 2) Unreasonably increase congestion upon public streets,
 - 3) Increase the danger of fire or endanger public safety,
 - 4) Unreasonably diminish or impair established property values within the surrounding area,
 - 5) In any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of DeKalb.
 - D. Demonstrate that denial of the request for a variance will:
 - 1) Prevent the property in question from yielding a reasonable return if only permitted to be used under the conditions allowed by ordinance,
 - 2) Prove the exceptional conditions were not caused by the applicant,
 - 3) Prove the proposed variance will deprive the applicant the use of the property in a manner equivalent to the use permitted to be made by owners of property in the area,
 - 4) Result in a structure that is appropriate to and compatible with the character and scale of structures in the area.

*The petitioner hereby states that a pre-application conference (☒ was / ☐ was not) held with City staff prior to the submittal of this petition

Date of meeting 3-31-25

Those in attendance Paul Zepezauer and Dan Olson

***Note to Petitioner:** *A pre-application conference with staff is highly encouraged to avoid delays and help in the timely processing of this petition.*



5. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.
6. The petitioner hereby agrees to abide by the requirements set forth in the Planning and Zoning Commission's Public Hearing Procedures.

I hereby swear that all statements contained herein, and any plans and papers submitted herewith, are true to the best of my knowledge and belief.



Petitioner Signature

4/14/25

Date



Property Owner Signature
Executive Director

4/14/25

Date