



DEKALB PLANNING AND ZONING COMMISSION AGENDA

January 19, 2021

6:00 P.M.

DeKalb Public Library
Yusunas Meeting Room
309 Oak Street
DeKalb, Illinois 60115

PLANNING AND ZONING COMMISSION MEETING

COVID-19 Notice: This meeting will be conducted in-person with a physically present quorum and open to the public. The corporate authorities of the City of DeKalb intend to conduct this meeting in compliance with all applicable social distancing and public health requirements. All persons attending this meeting in-person shall be required to wear protective face masks/coverings. Furthermore, the corporate authorities of the City of DeKalb intend to conduct this meeting pursuant to Illinois Governor JB Pritzker's Executive Order 2020-73 dated November 18, 2020 (the "Executive Order"), which prohibits gatherings of more than 10 people, unless the City of DeKalb determines that it is necessary to invoke the Governmental Functions exemption contained in Section 4(c) of the Executive Order "to ensure the operation of government agencies or to provide for or support the health, safety and welfare of the public."

As a convenience to the public, the City of DeKalb may also provide video, audio, telephonic or internet access for the public to monitor this meeting. The provision of any such remote means of access is not intended to provide for attendance by a means other than physical presence due to the COVID-19 public health emergency, nor is it intended to provide an opportunity for the public to address public officials, make public comment or otherwise participate in the meeting.

Persons wishing to provide public comment or otherwise address public officials in person during this meeting must comply with all applicable rules governing the conduct of this meeting including, but not limited to, the aforementioned social distancing and face covering requirements.

The City of DeKalb is providing the following conveniences for the public to monitor and participate in this meeting:

- Persons wishing to view the meeting from home or elsewhere can tune in to Channel 14 or by following the link provided [here](#).
- Persons wishing to provide public comment but are unable to attend the meeting in person or remotely may forward their comments by clicking on the link provided [here](#). Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure dissemination to the Planning and Zoning Commission before the meeting convenes.
- **Zoom Meeting Information**
Join Zoom Meeting
<https://us02web.zoom.us/j/83328696273?pwd=aDBib1gzanc5aTRtRTJLckVrM2dJUT09>

Meeting ID: 833 2869 6273
Passcode: 452703
One tap mobile
+13126266799,,83328696273#,,, *452703# US (Chicago)
- For those participating via Zoom and wishing to comment during the public hearing portion of the meeting, please click on the link provided [here](#) and add in the Comment Section that you wish to address the Commission verbally. Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure your name is added to the list of remote speakers.

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES

1. January 4, 2021

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

E. NEW BUSINESS

1. **Public Hearing** – A petition by Goldframe, LLC (Facebook) requesting approval of a Final Plat of Resubdivision, Amended Final Plan and Amended Development Standards to accommodate a ComEd Substation for property located along the south side of E. Gurler Road, east of Rt. 23.

F. REPORTS

G. ADJOURNMENT

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
January 4, 2021

The Planning and Zoning Commission held a meeting on January 4, 2021, at the DeKalb Public Library in the Yusunas Meeting Room located at 309 Oak Street, DeKalb, Illinois. Chair Maxwell called the meeting to order at 6:00 PM.

Chair Maxwell stated he wanted to thank everyone for being here tonight. He mentioned for those attending, the meeting room has been set up to meet the CDC recommended distancing guidelines and the Executive Order from the Governor.

A. ROLL CALL

Principal Planner Dan Olson called the roll. Planning and Zoning Commission members present were: Ron Klein, Steve Becker, Trixy O'Flaherty, Vice Chair Christina Doe and Chair Max Maxwell. Commission member Jerry Wright arrived at 6:02PM. Bill McMahon was absent. Principal Planner Dan Olson was present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the January 4, 2021, agenda as presented. Mr. Becker motioned to approve the agenda as presented. Mr. Klein seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. December 7, 2020 – Chair Maxwell requested a motion to approve the December 7, 2020, minutes as presented. Ms. O'Flaherty motioned to approve the minutes as presented. 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

1. **Public Hearing** – A petition by Nehring Electrical Works Company, represented by Scott Dillon, requesting a special use permit to allow a parking lot as a principal use when located within 300 feet of the use served and

requesting variances regarding parking setbacks for the property located at 1030 E. Locust Street (southwest corner of E. Locust St. and N. 11th St.)

Scott Dillion, representing Nehring Electrical Works Company, advised they produce wire and cable products and are one of the last wire mills in the Midwest. He noted Nehring Electrical Works Company has approximately 150 associates and 300,000 sq. ft. of building space.

Mr. Dillion advised Nehring Electrical Works Company has expanded operations significantly over the years and currently operates out of seven buildings. He stated due to the continued expansion, they have been lacking adequate parking for their employees and visitors. He advised Nehring Electrical Works Company's main parking lot has approximately 40 spaces and is unable to accommodate the 70 employees on the first shift, visitors, and deliveries. He noted the addition of the proposed parking lot would help alleviate many of their parking problems.

Principal Planner Dan Olson went through the staff report dated December 31, 2020. He advised the property is currently zoned "SFR2", which requires a special use to have a parking lot as a principal use when located within 300 feet of the use served. He mentioned, along with the special use, variances are requested regarding setbacks.

Mr. Olson said the subject property was demolished in 2012, which was the same year Nehring Electrical Works Company purchased the lot. He stated Nehring did have additional parking across the street from the subject site, but it is currently being used to store large electrical wire spools. He noted the spools were originally stored off 7th Street but were moved to the current location at the City's request. He noted to make up for the lost parking, Nehring Electrical Works Company planned on developing the subject site into a parking lot.

Mr. Olson advised the parking lot would be one-way with the entrance being off Locust Street. He said traffic would exit into the alley and onto 11th Street or 10th Street. He noted there will be approximately 65 parking spaces in total with 20 parking spaces on the subject lot and 45 in their current lot. He mentioned these lots will be used to accommodate Nehring's 150 employees, which include 70 employees on the first shift and 40 on the second and third shifts. He added there is street parking in the area as well to accommodate any overflow.

Mr. Olson stated Nehring Electrical Works Company will be required to install a 6-foot-high wooden privacy fence along the west side of the parking lot. He added parking lots have a required 10-foot setback from adjoining street right-

of-ways, but the petitioner is requesting a variance to this requirement. He noted there will be no setback along Locust Street and 11th Street, but the required 5-foot landscape setback will be maintained along the western property line.

Mr. Olson advised the parking lot meets the UDO design requirements for parking lots regarding drive aisle and parking space widths. He noted the minimum drive aisle width is 12.5 feet, but the petitioner is proposing 17 feet to accommodate delivery trucks backing up into the loading docks across Locust St.

Mr. Olson noted there will be no additional lighting added to the parking lot. He advised there is street lighting already established in the area that will accommodate the parking lot.

Mr. Olson mentioned the proposed parking lot would not be a detrimental to the neighborhood. He said the surrounding properties are a mixture of commercial, single-family, and two-family residences.

Mr. Olson advised staff recommend limits to the size and weight of vehicles parked or staged in the proposed lot, as well as installing signs displaying the weight restrictions. He noted the parking lot will have to be paved within six months of approval and the 6-foot-high privacy fence would have to be installed prior to the parking lot being used.

Mr. Olson stated no comments were received from the public prior to the hearing.

Chair Maxwell gave the public an opportunity to speak. There was none.

Chair Maxwell gave Commission members an opportunity to speak.

Mr. Klein advised he drove by the property and supports the proposal. He advised it will open street parking for nearby residents and keep delivery vehicles from blocking the street.

Mr. Becker questioned how their delivery vehicles are currently accessing the loading docks. Mr. Dillion responded their delivery trucks have been using 11th Street to back into the loading docks, but it has been difficult. He said he has been working with the City to locate a staging area for their vehicles.

Ms. O'Flaherty advised she lives on N. 9th Street and knows how difficult it is for trucks to navigate that area. She said the new parking lot will greatly help with deliveries and staging.

Chair Maxwell questioned if the new fence would cause any visibility issues in the alley or Locust Street. Mr. Olson advised the fence will have a 10ft setback from the alley and 12ft setback from Locust Street and will not cause a visibility issue.

Chair Maxwell asked if a "left turn only" sign could be added on the south end of the parking lot in order to direct all traffic to exit onto 11th Street. Vice Chair Doe agreed a sign should be installed for a "left turn only" exit from the parking lot to keep the alley from being blocked and to protect anyone playing in the adjacent Kishwaukee Kiwanis Park.

Ms. O'Flaherty moved the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a Special Use Permit to allow a parking lot as a principal use when located within 300 feet of the use served for the subject property as shown on the attached parking lot layout plan dated 12-17-20 labeled as Exhibit A, subject to the following conditions:

1. No trucks or semi-trailers five (5) tons or larger shall be parked or staged on the subject property, except for the maneuvering of trucks or semis onto the site from E. Locust St. for loading/unloading associated with the principal use located at 1007 E. Locust St. Signage shall be placed on the property indicating the weight restriction per the approval of the City Engineer.
2. The parking lot shall be paved per the standards in the UDO and per Exhibit A within six (6) months after approval of the special use permit.
3. Parking blocks and a 6-foot-high privacy fence as shown on Exhibit A shall be permitted, installed, and inspected prior to any parking on the subject site.
4. A left turn only sign shall be installed at the south end of the parking lot to direct traffic to exit onto the alleyway towards 11th Street.

Mr. Klein seconded the motion.

A roll call vote was taken. Mr. Klein – Yes, Ms. O'Flaherty – Yes, Mr. Becker – Yes, Mr. Wright - Yes, Vice Chair Doe – Yes, Chair Maxwell – Yes. Motion Passed 6-0-1. Mr. McMahon was absent.

Mr. Klein moved the Planning and Zoning Commission approve a variance to Article 12.03(6) of the Unified Development Ordinance to reduce the minimum front yard parking setback from 10 feet to 0 feet along E. Locust St. and N. 11th St. for the subject property as shown on the parking lot layout plan dated 12-17-20 labeled as Exhibit A.

Mr. Wright seconded the motion.

A roll call vote was taken. Mr. Klein – Yes, Ms. O’Flaherty – Yes, Mr. Becker – Yes, Mr. Wright - Yes, Vice Chair Doe – Yes, Chair Maxwell – Yes. Motion Passed 6-0-1. Mr. McMahon was absent.

F. REPORTS

Mr. Olson mentioned on December 14, 2020, the City Council approved the Safe Passage rezoning and preliminary development plan unanimously. He added City Council approved the plats for the Theisen Resubdivision and Chicago West Business Center site.

Mr. Olson advised the next Planning and Zoning Commission Meeting will be on Tuesday, January 19 due to Martin Luther King Jr. Day falling on Monday, January 18.

Mr. Olson thanked Christina Doe for her service to the Planning and Zoning Commission over the last 10 years, as this will be her last Commission meeting. The Commission members thanked Christina for her service. Mr. Olson noted Maria Pena-Graham will be joining the Planning and Zoning Commission at the next meeting and a Vice Chair will have to be appointed.

G. ADJOURNMENT

Vice Chair Doe motioned to adjourn, Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:32 PM.



STAFF REPORT

January 14, 2021

TO: Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Final Plat of Resubdivision, Amended Final Plan, Amended Development Standards - Goldframe, LLC (Facebook) – E. Gurler Road

I. GENERAL INFORMATION

- | | | |
|----|-------------------|--|
| A. | Purpose | Approved Final Plat of Resubdivision, Amend Final Plan and Amend Development Standards to accommodate ComEd Substation |
| B. | Owner/Applicant | Goldframe, LLC/Karl Camillucci |
| C. | Location and Size | 2050 E. Gurler Road/505 acres |

II. BACKGROUND AND ANALYSIS

The applicant, Goldframe, LLC (Facebook), is requesting approval of three items regarding the Facebook Planned Development site along E. Gurler Road. They include a Final Plat of Resubdivision, amended Final Development Plan and amended Development Standards. All requests are related to accommodating a proposed ComEd Substation at the southeast portion of the property.

Final Plat of Resubdivision

The Plat of Resubdivision depicts and legally describes the new parcel that Goldframe will convey to ComEd. The ComEd substation was shown on the approved Final Plan that was part of the Facebook Planned Development Ordinance from April 2020. The proposed substation will be located just to the southwest of the data center building at the southeast portion of the subject property. The intent is to create a separate lot for the ComEd Substation. The lot to be conveyed to ComEd is surrounded by Goldframe's (Facebook) property and, therefore, will require an access easement from the ComEd substation westerly to the Crego Road turnround.



The access easement will be granted to ComEd through a separate agreement to be executed and delivered at the time that Goldframe conveys the parcel to ComEd (targeted for end of January, 2021). The Plat depicts the access easement area with the notation "Access Easement Separately Granted." After the Plat is approved by the City, it will not be recorded until the easement agreement and conveyance documents are executed.

The Plat also includes the dedication of a small amount of right-of-way at the southeast corner of Rt. 23 and Gurler Rd. and additional right-of-way to accommodate the Peace Rd./Gurler Rd. roundabout. City staff has reviewed the Plat and approves.

Amended Final Development Plan

An amendment to Planned Development Ordinance 2020-026 regarding the Final Plan is also proposed. Although the substation will be located in the same general area depicted on the approved Final Plan, the configuration of the substation has slightly evolved since City Council approval of the Plan last April. The substation footprint is slightly larger and extends closer to the south property line.

Amended Development Standards

Finally, the petitioner is requesting to amend the setback along the south property line for the ComEd substation only. The building setback along the south property line per Ordinance 2020-026 is currently 150 feet and Facebook proposes to exempt the ComEd substation from this setback. The ComEd property line will be about 25 feet from the south property line and a small utility building will be approximately 75 feet from the south line. Attached is the amended Final Plan showing the proposed ComEd substation location (Utility Provider Substation). The building setbacks for the data center building(s) will not be changed nor will any setbacks along Rt. 23, Gurler Rd, or the east property line. The access drive from the ComEd substation to the Crego Road turnaround will be gravel and will also be exempt from any setback. ComEd requested the access drive be gravel which is typical for drives related to electrical substations due to safety reasons. The drive will be gated and not accessible to the public.

III. PUBLIC INPUT

The City received a Citizen Response Form from Jim and Dawn Elliott of 17931 Rt. 23 (SW corner of Rt. 23 and Gurler Road) indicating they do not support the proposal. The Form notes concern about the setback along Rt. 23 and the need for a berm. The City responded back and noted the petitioner is not requesting to amend any setback from Rt. 23 that was established in the development agreement. The minimum building setback along Rt. 23 is 400 feet for any data center building and 150 feet for any accessory structure. In addition, the approved plans show landscaping along Rt. 23 which exceeds the UDO requirements by 30 trees and will include a 20-foot berm to match what is proposed for the Chicago West Business Center to the north. The plantings and berm along the Rt. 23 frontage will be installed in a future phase of the Facebook project when development on the site transitions to the west.

IV. RECOMMENDATION

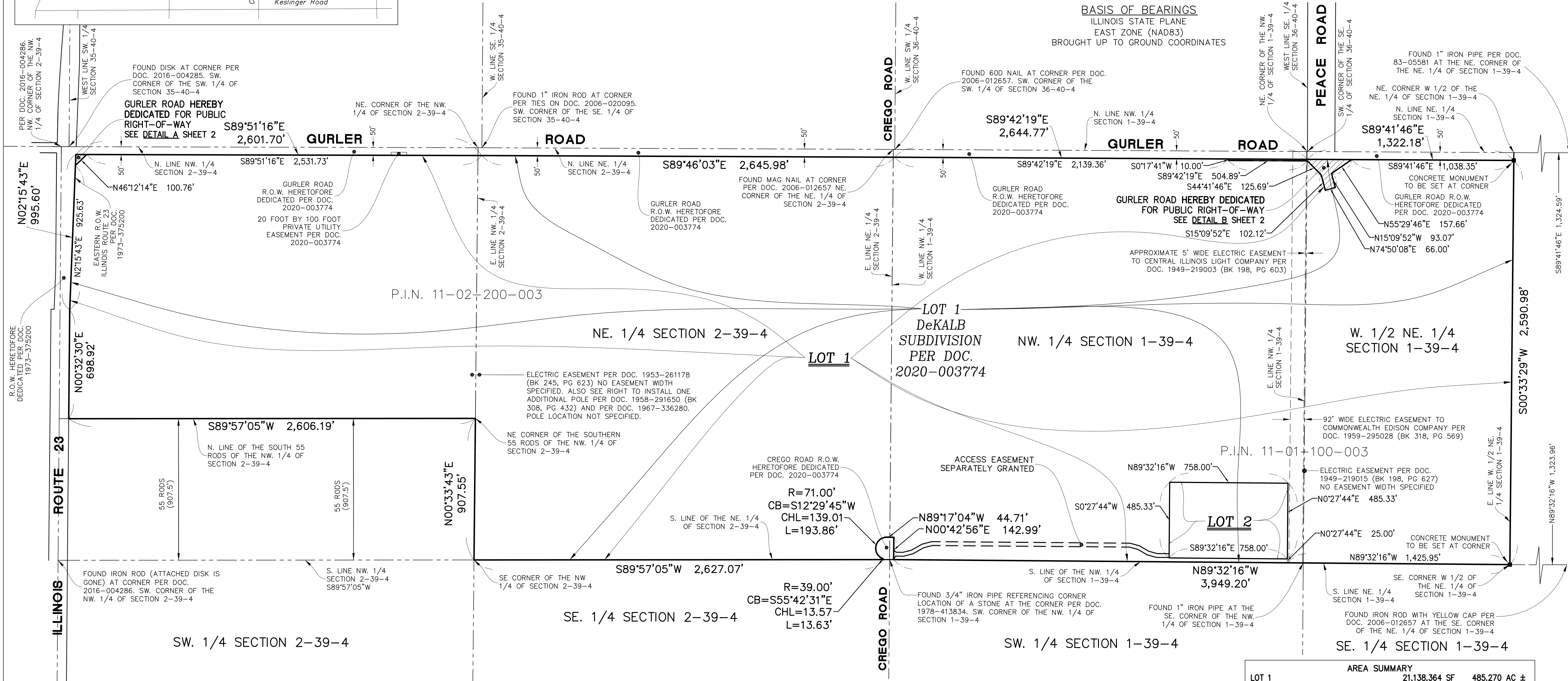
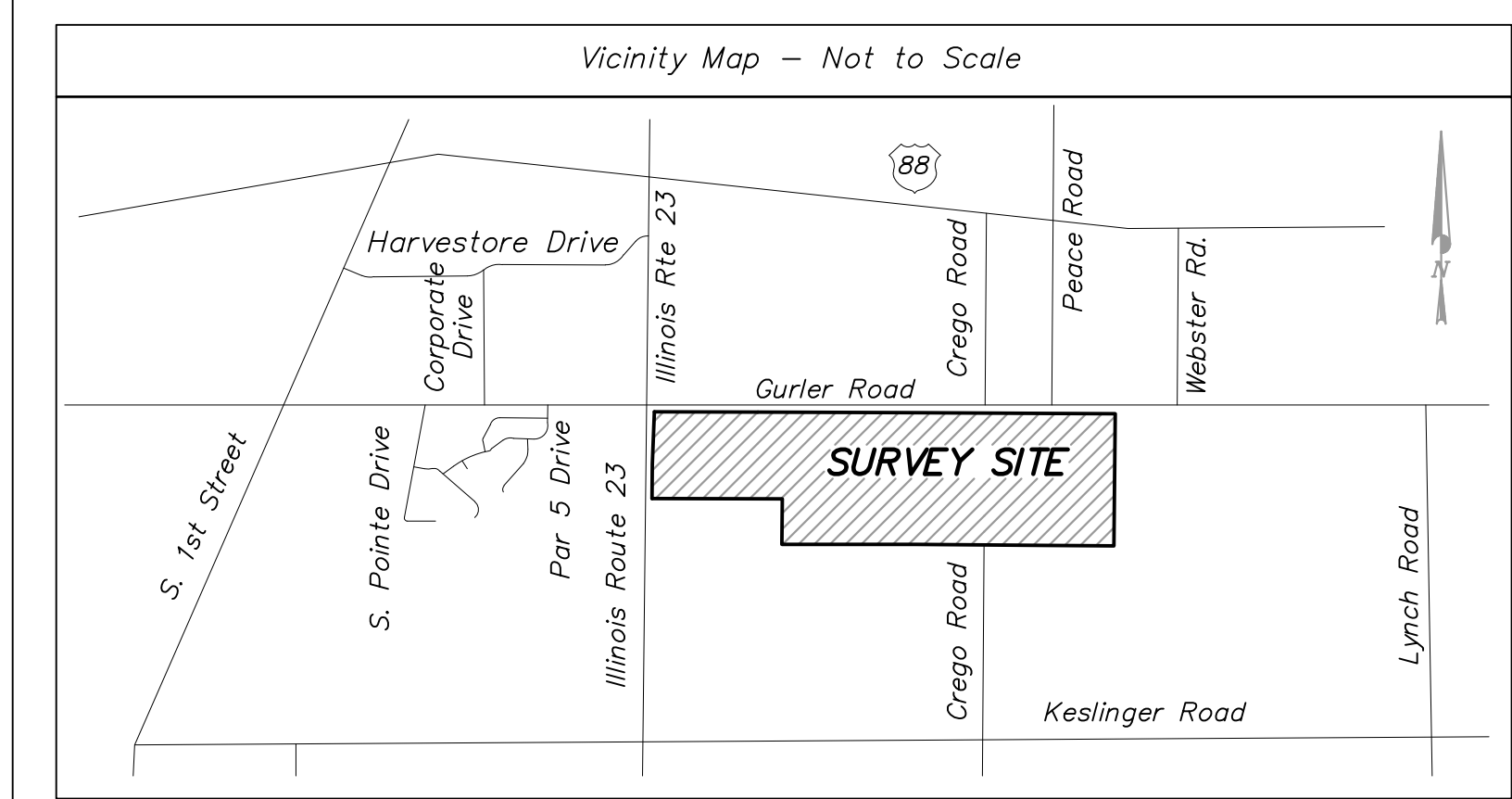
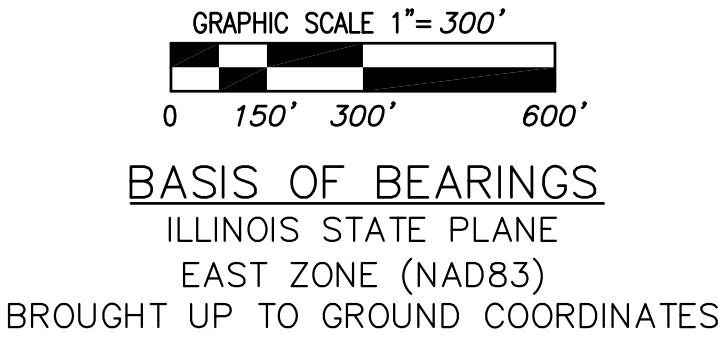
Sample Motion:

I move that the Planning and Zoning Commission recommend approval of the Final Plat of Subdivision of DeKalb Subdivision – Phase 2 (3 sheets) dated 12-21-20 prepared by Jacob and Hefner Associates as shown on Exhibit A; approval of an amendment to Ordinance 2020-026 regarding the Final Plan dated 12-28-20 as shown on Exhibit B and an amendment to the Development Standards in Ordinance 2020-026 as shown on Exhibit C.

EXHIBIT A

FINAL PLAT OF SUBDIVISION
OF
DEKALB SUBDIVISION — PHASE 2
BEING A SUBDIVISION OF ALL OF LOT 1 IN DEKALB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
MAY 1, 2020, AS DOCUMENT 2020-003774 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID SUBDIVISION
BEING THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL
IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

ALL OF P.I.N. 11-02-200-003; AND
ALL OF P.I.N. 11-01-100-003



AREA SUMMARY			
LOT 1	21,138,364 SF	485.270 AC ±	
LOT 2	367,883 SF	8.445 AC ±	
GURLER ROAD DEDICATION (WEST)	2,446 SF	0.056 AC ±	
GURLER ROAD DEDICATION (EAST)	28,389 SF	0.652 AC ±	
TOTAL	21,537,082 SF	494.423 AC ±	

NOTES:

5/8"x 24" IRON RODS WITH CAP WILL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

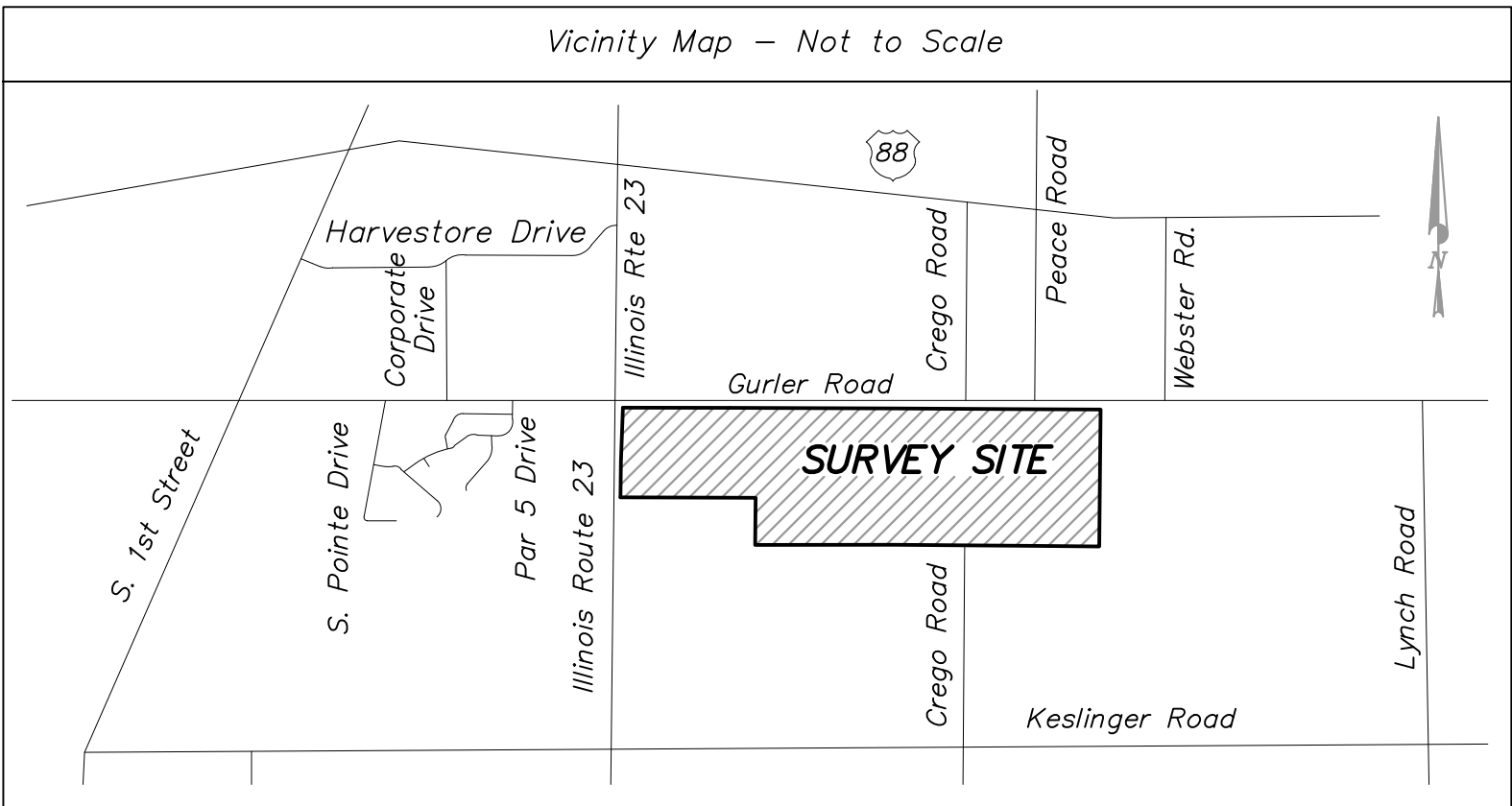
DOC. DENOTES DOCUMENT
F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
NO. DENOTES NUMBER
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
R.O.W. DENOTES RIGHT-OF-WAY

Survey No.:	D 4 6 0 j
Ordered By.:	Barge Design Solutions
Description:	Plat of Subdivision
Date Prepared:	December 21, 2020
Scale:	1" = 300'
Field Work:	CWA
Prepared By:	SMB/TGW

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/21

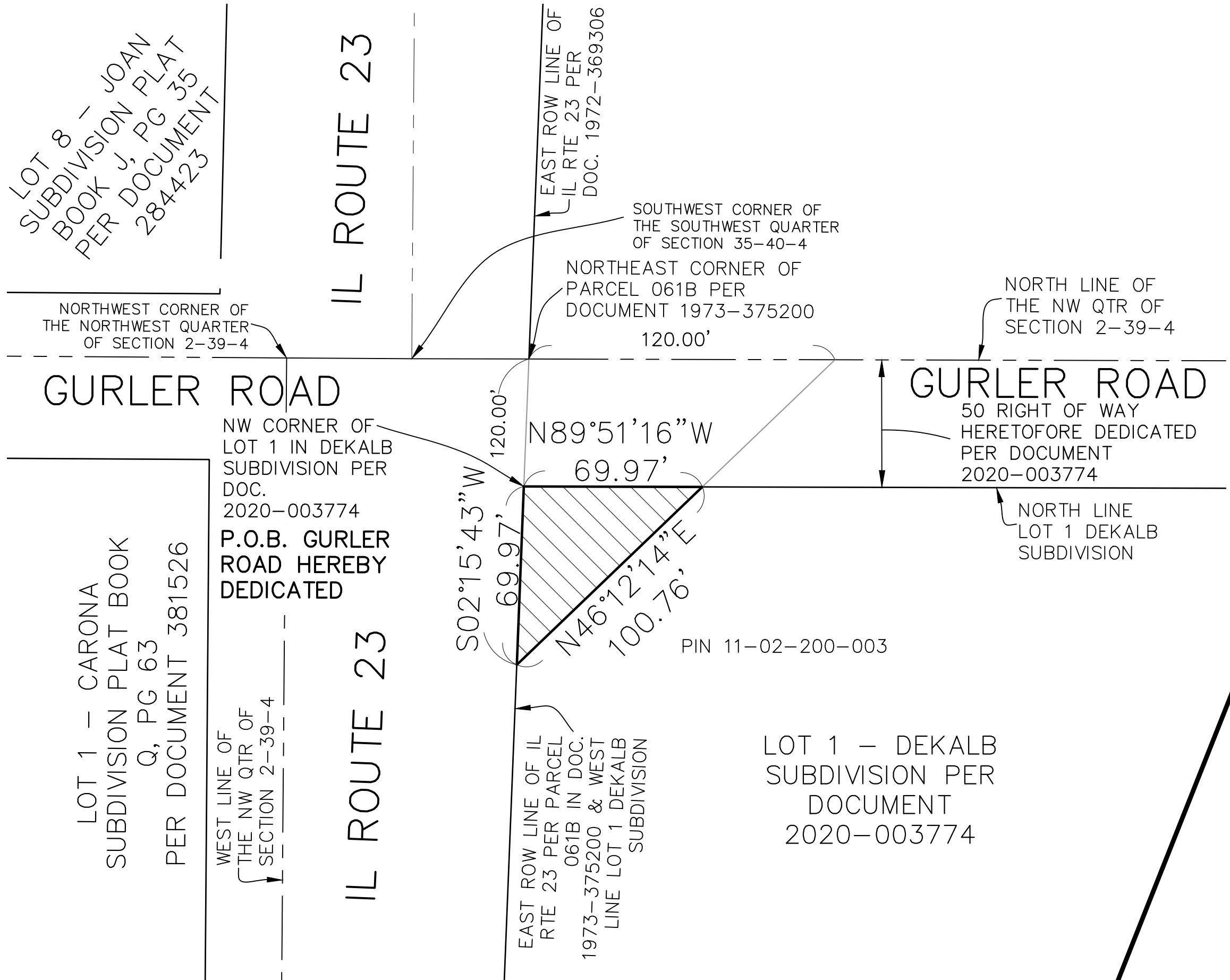
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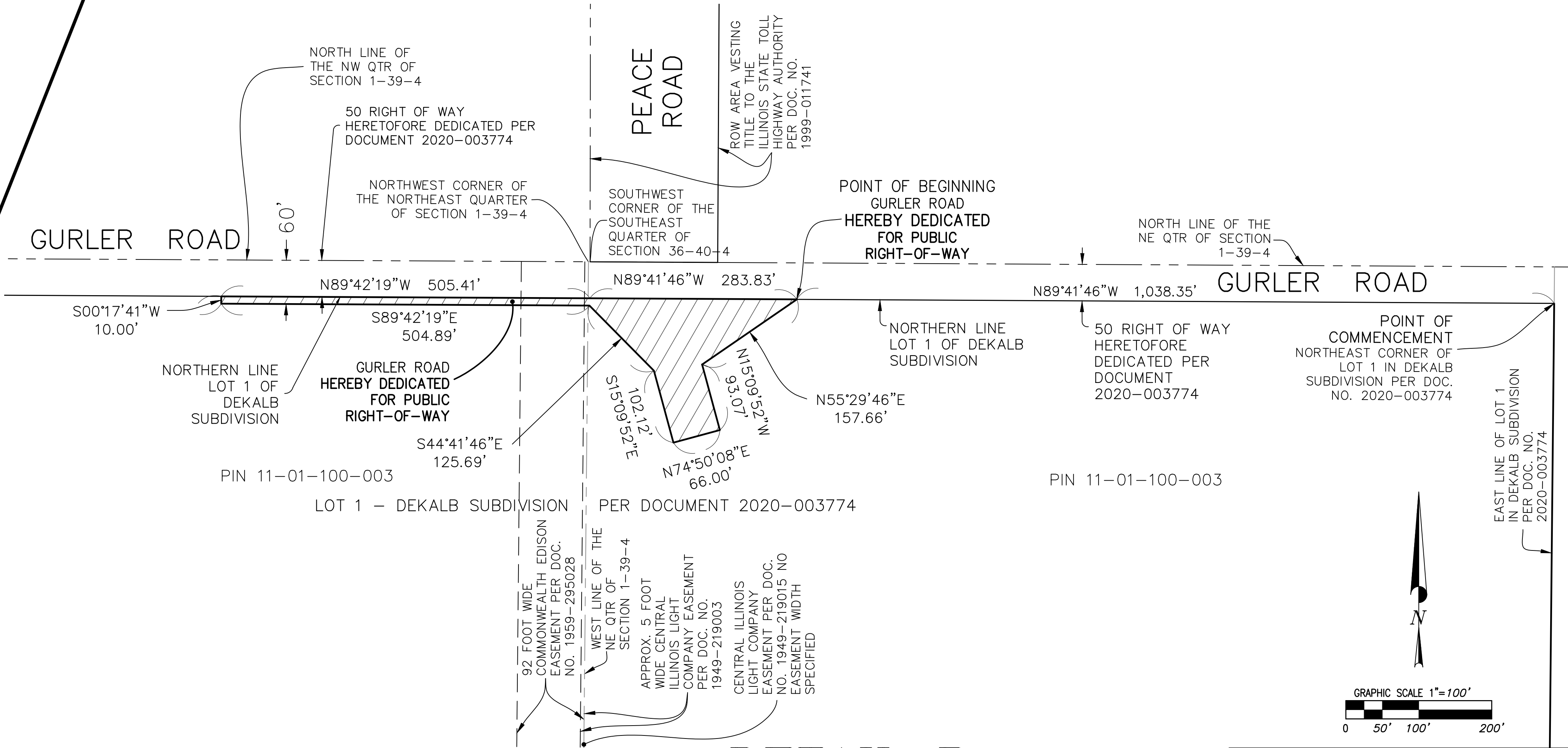


ALL OF P.I.N. 11-02-200-003; AND
ALL OF P.I.N. 11-01-100-003

BASIS OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE (NAD83)
BROUGHT UP TO GROUND COORDINATES



DETAIL A



DETAIL B

Survey No.:	D 4 6 0 j
Ordered By.:	Barge Design Solutions
Description:	Plat of Subdivision
Date Prepared:	December 21, 2020
Scale:	See Detail
Field Work:	CWA
Prepared By:	SMB/TGW

ALL OF P.I.N. 11-02-200-003; AND
ALL OF P.I.N. 11-01-100-003

FINAL PLAT OF SUBDIVISION
OF
DEKALB SUBDIVISION — PHASE 2

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BEING THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL
IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

CERTIFICATE OF OWNER

STATE OF _____)
COUNTY OF _____) SS

This is to certify that Goldframe LLC (fka Ventus Tech Services LLC, a Delaware limited liability company) is the owner of the property described hereon and has caused the same to be surveyed, subdivided, platted, and recorded as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

this _____ day of _____, 20__.

SCHOOL DISTRICT STATEMENT

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this Document shall serve as the School District Statement. To the best of the owner's knowledge the School District(s) in which the tract of land lies, is in the following School District(s);

DeKalb Community School District #428
901 S. 4th Street
DeKalb, Illinois 60115

Goldframe LLC (fka Ventus Tech Services LLC, a Delaware limited liability company)

(SIGNATURE)

By: _____
(PRINTED)

Its: _____
(TITLE)

Owner Address:
Goldframe LLC (fka Ventus Tech Services LLC)
c/o Taft Stettinius & Hollister LLP
111 E. Wacker Drive
Suite 2800
Chicago, Illinois 60601-3713

CERTIFICATE OF NOTARY

STATE OF _____)
COUNTY OF _____) SS

The foregoing Owner's Certificate was acknowledged before me this _____ day of _____, 20__.

by _____, the _____ of Goldframe LLC (fka Ventus Tech Services LLC).

(Notary Public)

CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

All required public improvements including streets, sidewalks, sanitary sewers, storm sewers, watermain, and drainage structures have been built, as required, or have been provided for by bond contract OR irrevocable letter of credit to my approval.

Approved this _____ day of _____, 20__.

By: _____

City Engineer
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

This is to certify that the attached plat was approved by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois,

on this _____ day of _____, 20__.

By: _____ Attest: _____

Mayor
(PLEASE SIGN & PRINT)

City Clerk
(PLEASE SIGN & PRINT)

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

I, _____, as County Clerk of DeKalb County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid special taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the property described hereon.

I further certify that I have received all statutory fees in connection with the property described hereon.

Given under my hand and seal of the County Clerk at: _____, Illinois,

This _____ day of _____, 20__.

By: _____

DeKalb County Clerk
(PLEASE SIGN & PRINT)

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

PLAT CABINET _____

SLIDE NO. _____

This instrument number _____ was filed for the record in the Recorder's Office of DeKalb County, Illinois

This _____ day of _____, 20__.

at _____ o'clock _____ m.

DeKalb County Recorder
(PLEASE SIGN & PRINT)

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, Timothy G. Wolfe, Illinois Professional Land Surveyor, No. 35-003535, do hereby certify that at the request of the owners thereof, I have surveyed and subdivided into two lots and dedicated rights-of-way the hereon described land:

ALL OF LOT 1 IN DEKALB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2020, AS DOCUMENT 2020-003774 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID SUBDIVISION BEING THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

I further certify that the plat hereon drawn is a correct representation of said survey and subdivision which was prepared in compliance with the laws of the State of Illinois.

I further certify that the property described and shown on the plat hereon drawn is within the corporate limits of the City of DeKalb, Illinois which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code.

I further certify that according to a scaled interpretation of the Federal Emergency Management Agency Flood Insurance Rate Maps for DeKalb County, Illinois, and Incorporated Areas, having Map Numbers 17037C0244E and 17037C0275E, with effective dates of September 21, 2000, and Map Revised dates of January 2, 2009, all of the subject property appears to be located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).

Given under my hand and seal this 21st day of December in the Year 2020.

Timothy G. Wolfe
Illinois Professional Land Surveyor No. 35-003535
Jacob & Hefner Associates
My License Expires November 30, 2022



JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/21

Sheet 3 of 3

Survey No.:	D 4 6 0 j
Ordered By.:	Barge Design Solutions
Description:	Plat of Subdivision
Date Prepared:	December 21, 2020
Scale:	N/A
Field Work:	CWA
Prepared By:	SMB/TGW

\\D:\0400\0460\0460-Project\Ventus\1\DWG\Subdivision\0460\Subdivision-Phase 2.dwg

EXHIBIT B



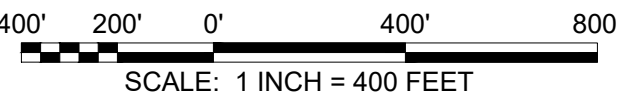
LEGEND:

_____ - - _____ PROPERTY LINE

— — — — — UTILITY EASEMENT

————— OHE ————— OVERHEAD ELECTRIC LINES

— · — · — · — STORMWATER POND



12/28/2020

OVERALL SITE PLAN

PROJECT GOLDFRAME

REV.	DR.	CHK.	DATE	DESCRIPTION
------	-----	------	------	-------------

EX

FILE NO. 37144-01

BARGE
DESIGN SOLUTIONS

200 Clinton Avenue // Suite 800 // Huntsville, Alabama 35801
PHONE (256) 533-1561 // FAX (256) 533-1564

EXHIBIT C (Development Standards)

1. Construction of Additional Buildings and Improvements.

The Owner shall have the right, but not the obligation, to construct Additional Buildings and Improvements on the Property as part of the Planned Development, without further zoning review or approval by the corporate authorities of the City, if: (a) the Owner submits to the City Manager site plans, elevations, and landscape plans depicting the Additional Buildings and Improvements; and (b) the City Manager determines, in his reasonable judgment, that the Additional Buildings and Improvements depicted on such plans comply with the Development Standards set forth in this Exhibit C. The City Manager shall review any plans for any Additional Buildings and Improvements in good faith, diligently, and expeditiously, and the City Manager's determination whether any Additional Buildings and Improvements comply with the Development Standards shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding any other provision of the Development Standards and this Ordinance, the City Manager shall make such determination not later than 14 calendar days after receipt from the Owner of site plans, elevations, and landscape plans depicting Additional Buildings and Improvements. Any determination by the City Manager that any Additional Buildings and Improvements comply with the Development Standards

2. Permitted Uses:

Data Center and accessory uses. Data Center and accessory uses shall mean real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily to provide, to a single user, including the user's affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services, along with ancillary warehouse, administrative office, and storage buildings.

3. Minimum Building Setbacks:

Rt. 23 – Data Center buildings 400'

Rt. 23 – Accessory buildings and structures 150'

Gurler Road - 100'

| East and South Property Lines – 150' (provided, however, that this 150' setback shall not apply to the areas identified on the Final Plan of Planned Development, as

amended, as (a) the "Utility Provider Substation" on the "ComEd Parcel" and (b) the "Owner Substation," which areas and any adjacent areas used for transmission and distribution structures and equipment shall not be subject to any setback).

4. Minimum Parking/Paving Setbacks (except points of access and turnarounds):

Rt. 23 – 100'

Gurler Road – 50'

| East and South Property Lines – 50' (provided, however, that this 50' setback shall not apply to the access roads depicted on the Final Plan of Planned Development, as amended, that provide access to the areas identified on the Final Plan of Planned Development, as amended, as (a) the "Utility Provider Substation" on the "ComEd Parcel" and (b) the "Owner Substation," which access roads shall not be subject to any setback)

5. Maximum Site Coverage (area covered by buildings, paving):

None.

6. Maximum Building Height:

75'

7. Landscaping:

Per the Unified Development Ordinance in effect on the effective date of this Ordinance (the "UDO") and the City Manager's approval.

8. Lighting:

Per the UDO.

9. Parking:

Per the UDO. Parking formula (number of spaces required) shall be determined in consultation with Owner and City Staff based on Owner's needs and parking demand at a similar facility.



SUBJECT SITE

E GURLER RD

LE RITE 23

WEBSTER

CREGO RD

GURLER RD

PEACE RD

STORMWATER
POND

STORMWATER
POND

PEMB
FFE 595.75'

BLOG2
FFE 595.07

ADMIN3.1
FFE 595.07

BLOG1
FFE 595.07

IBOS

STORMWATER
POND

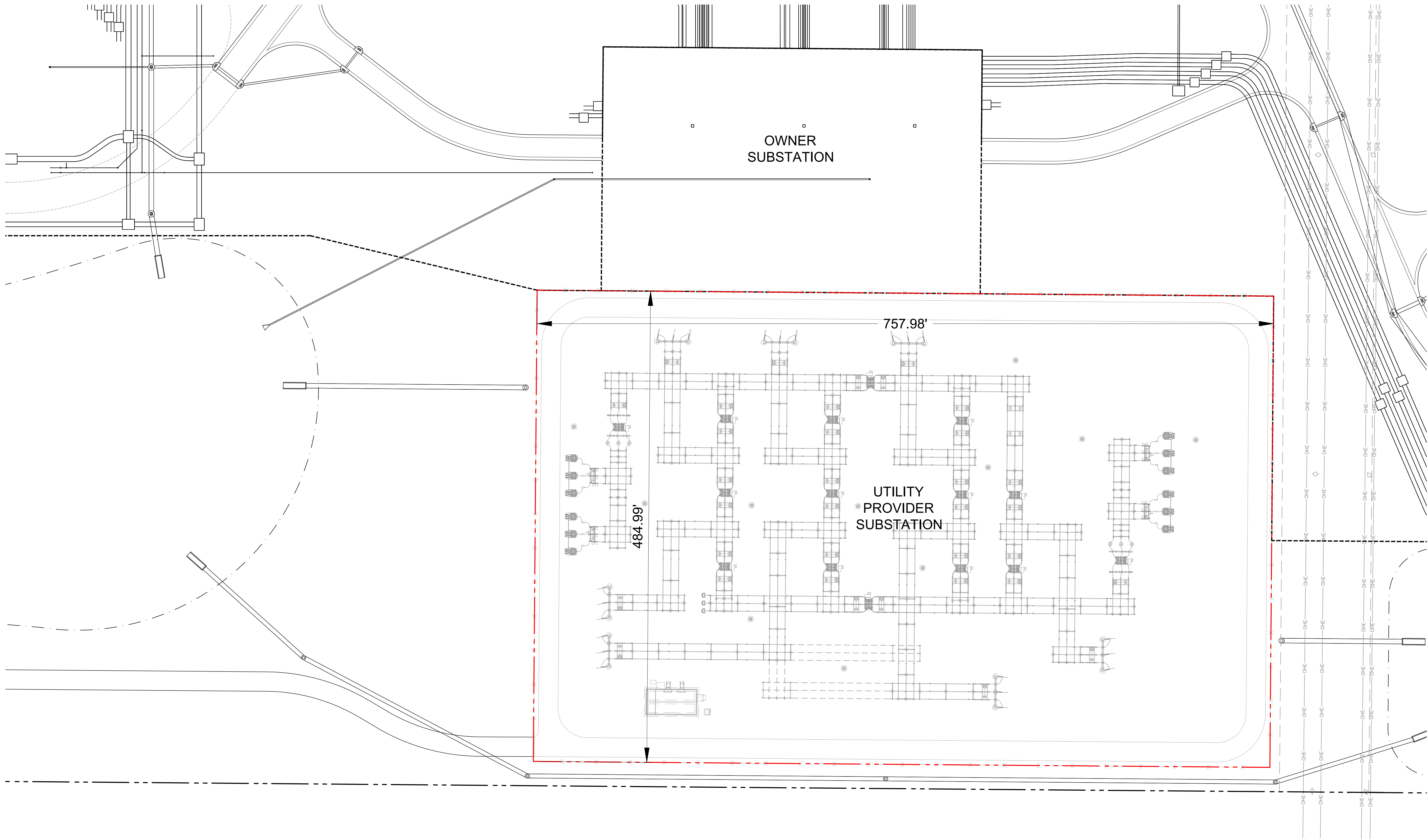
OWNER
SUBSTATION

COMED
PARCEL

UTILITY
PROVIDER
SUBSTATION

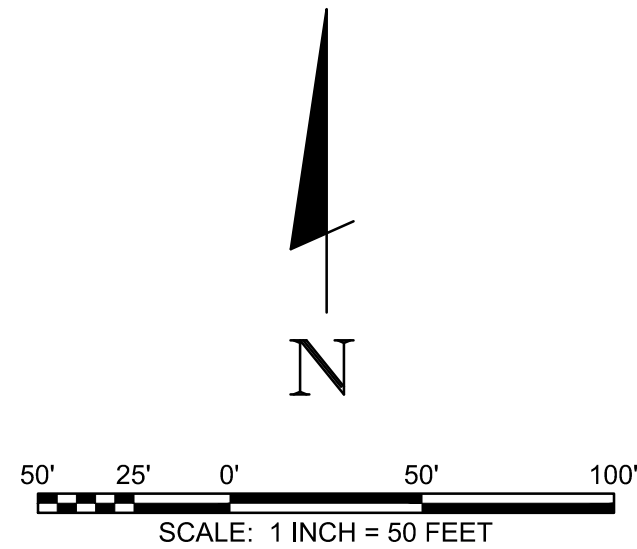
STORMWATER POND

FILE:S:\3737\144\37144\103_PROJECT_EXECUTION\COMED Easements and Roadway Exhibit\substation layout.dwg



LEGEND:

- DKL PROPERTY LINE
- PROPOSED COMED PROP LINE
- PROPOSED DKL FENCE



COMED PARCEL EXHIBIT - PROPERTY LINE

PROJECT VENTUS

DEKALB, ILLINOIS 60115

REVISION INFORMATION

REV. DR. CHK. DATE DESCRIPTION

EX

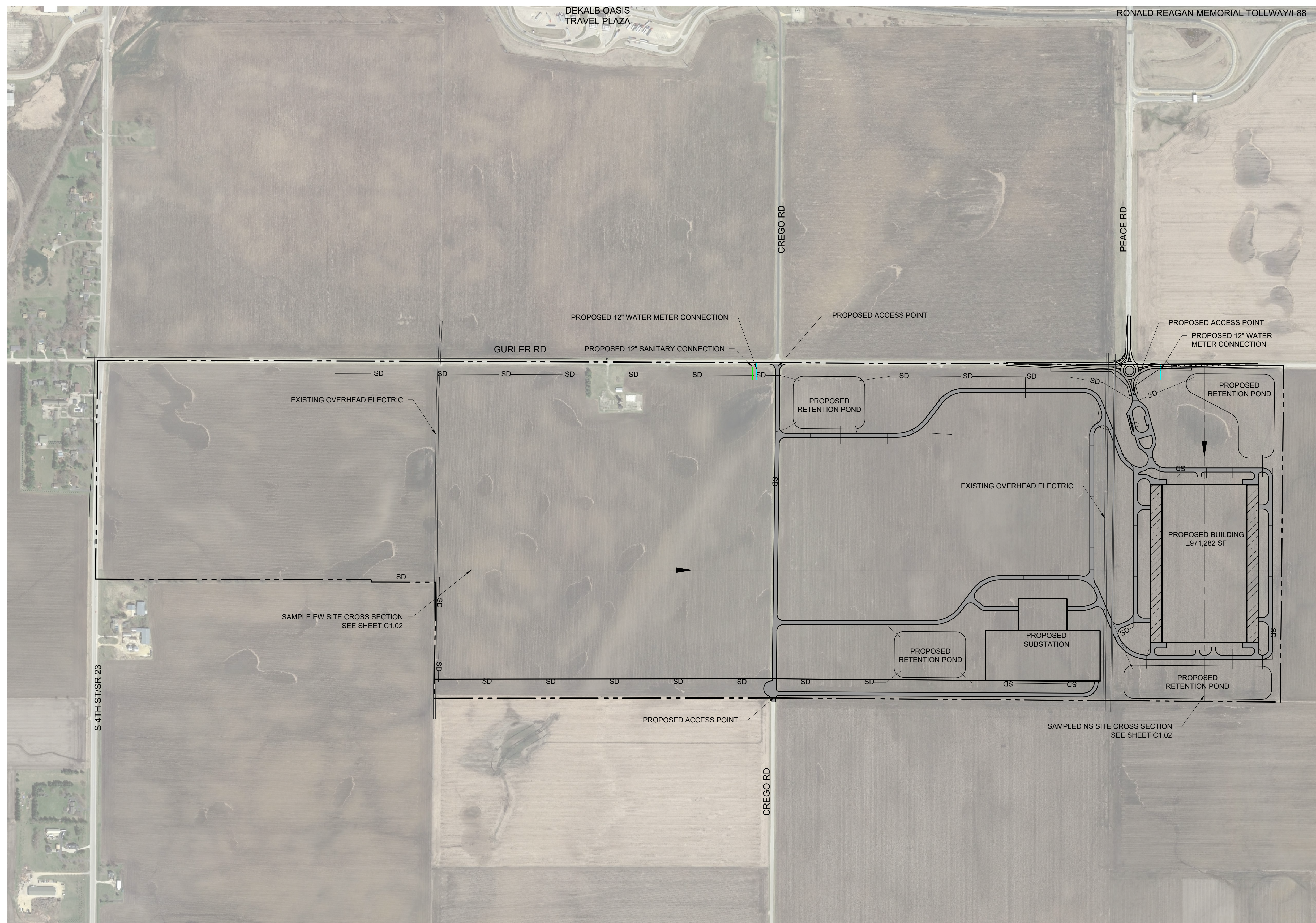
FILE NO. 37144-01

BARGE
DESIGN SOLUTIONS






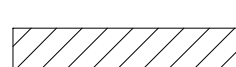

EXHIBIT FOR
DILIGENCE
PURPOSES ONLY

200 Clinton Avenue / Suite 800 / Huntville, Alabama 35891
PHONE (256) 533-1561 / FAX (256) 533-1564

APPROVED FINAL PLAN - APRIL, 2020



LEGEND:

- | | |
|---|-------------------------|
|  | PROPERTY LINE |
|  | POTENTIAL WATER FEATURE |
|  | EXISTING OVERHEAD POWER |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY LINE |
|  | MECHANICAL YARD |
|  | PROPOSED DRIVEWAY |

NOTE:

NET AREA OF TRACT: ±504 acres
ZONING: A-1
OFF-STREET PARKING PROVIDED: 220 Spaces

BARGE
DESIGN SOLUTIONS

100 Clinton Avenue // Suite 800 // Huntsville, Alabama 35801
PHONE (256) 533-1561 // FAX (256) 533-1564

EXHIBIT FOR
DILIGENCE
PURPOSES ONLY

OVERALL SITE PLAN

PROJECT VENTUS

DEKALB, ILLINOIS 60115

[illegible]

C1.01

FILE NO. 37144-01

400' 200' 0' 400' 800'

SCALE: 1 INCH = 400 FEET

3/27/2020



MINOR SUBDIVISION APPLICATION

A. APPLICANT INFORMATION

1. Petitioner Matt Fillmore
Mailing Address 520 W Summer Place, Suite 1202 Knoxville, TN 37902
Telephone 865-934-4132 Cell _____
Email Matt.Fillmore@bargedesign.com
2. Property Owner Goldframe LLC (FKA Ventus Tech Services LLC)
Mailing Address c/o Taft Stettinius & Hollister LLP, 111 E. Wacker Drive, Suite 2800, Chicago IL 60601-3713
Telephone N/A Cell N/A
Email N/A
3. Land Surveyor Timothy G. Wolfe
Mailing Address 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
Telephone 630-652-4600 Cell _____
Email _____
4. Engineer Matt Fillmore
Mailing Address 520 W Summer Place, Suite 1202, Knoxville, TN 37902
Telephone 865-934-4132 Cell _____
Email Matt.Fillmore@BARGEDESIGN.COM

B. GENERAL INFORMATION

1. Subdivision Name Dekalb Subdivision - Phase 2
2. Parcel #(s) and Legal Description(s) – If necessary, briefly describe here and reference the full legal description on the plat Legal description at the top of page 1 of the plat of subdivision.

3. Street Address or Common Location 2050 E Gurler Road
4. Size (sq. ft. or acres of the total area being subdivided) 494.42 ac
5. Proposed Number of Lots 2
6. Existing Zoning District Planned Development - Industrial

C. CHECKLIST

This checklist (shown on next page) is of items considered to be the minimum necessary to properly process your application. Each item must be checked by the applicant to signify that it is provided on this application form or on any other attached and/or supporting documentation. Failure to submit all required information will result in delays in the City's consideration of this application [UDO 15.07 (1)].

Check (X)	Item	If not applicable, please indicate N/A and explain
<u>x</u>	1. Filing Fee: \$300.00	<u> </u>
<u>x</u>	2. Six (6) copies of Minor Subdivision Plat document	<u> </u>
<u> </u>	3. One (1) copy of any private restrictions, covenants, etc. if such is not provided on the plat document	<u>N/A</u>
<u> </u>	4. One (1) copy of Statement on Maintenance, Operation, Restriction, etc. of any common land, open space, etc. if such is not provided for on the plat document	<u>N/A</u>
<u> </u>	5. Six (6) copies of Engineering Plans for all public improvements, detention areas, etc.	<u>N/A</u>
<u> </u>	6. Six (6) copies of Drainage Overlay (per Chapter 109 Ill. Rev. Statutes), if not provided within Engineering Plans	<u>N/A</u>
<u> </u>	7. General Information	
<u>X</u>	a. Name of Subdivision on Plat	<u> </u>
<u>X</u>	b. Legal Description	<u> </u>
<u>X</u>	c. Map Key	<u> </u>
<u>X</u>	d. Points of Compass, Scale	<u> </u>
<u>X</u>	e. Acreage of Tract to be Subdivided (to 0.01 acre)	<u> </u>
<u>X</u>	f. Surveyor's Certification	<u> </u>
<u>X</u>	g. Utility Easement Grant and Reservation Statement	<u> </u>
<u>X</u>	h. Name and address of owner(s) of the land to be subdivided	<u> </u>
<u>X</u>	i. School District Information	<u> </u>
<u> </u>	8. Signature Blocks on the Plat Document	
<u>X</u>	a. Owners	<u> </u>
<u>X</u>	b. Planning and Zoning Commission Chair	<u> </u>
<u>X</u>	c. Mayor	<u> </u>
<u>X</u>	d. City Clerk	<u> </u>
<u>X</u>	e. DeKalb County Clerk	<u> </u>
<u>X</u>	f. DeKalb County Recorder	<u> </u>
<u> </u>	9. Reference to and distance and direction from the nearest known permanent monument	<u> </u>
<u>X</u>	10. Identification system for all lots and blocks along with street names	<u> </u>
<u>X</u>	11. Dimensions, bearings, angles, radii, etc. of all lot lines, boundary lines, and rights-of-way expressed in feet and decimals of a foot.	<u> </u>
<u> </u>	12. Dimensions and widths of all building setback lines, easements, utility easements, and rights-of-way	<u>N/A</u>

Check (X)	Item	If not applicable, please indicate N/A and explain
X	13. Description of the material and location of all survey monuments, benchmarks, reference corners, etc.	
X	14. Notation of the size of each lot, in square feet or to 0.01 acres	
	15. Public Utility Concurrence Statements	
	a. Kishwaukee Water Reclamation District	N/A
	b. ComEd	N/A
	c. Nicor Gas	N/A
	d. Frontier Communications	N/A
	e. Comcast Xfinity	N/A
	16. Public Agency Concurrence Statement	
	a. Illinois Department of Transportation	N/A
	b. DeKalb County Highway Department	N/A
	c. Applicable Drainage District	N/A
	d. DeKalb Comm. Unit School District No. 428	N/A
	e. DeKalb Park District	N/A
	f. DeKalb County Health Department	N/A

D. The applicant hereby agrees that this application and plat will be placed on a Planning and Zoning Commission agenda only after it is completed in full and reviewed by City staff.

E. The applicant has read and completed all of the above information and affirms that it is true and correct.

Mark W. Smith
Petitioner Signature

01/07/2021
Date

Subscribed and sworn to before me

This 7 day of January, 2021.

stamp

Kara L. Coughlin
Notary Public Signature



I hereby affirm that I am the legal owner (or authorized agent or representative – proof attached) of the subject property and authorize the applicant to pursue this request as described above (applicant must sign if he/she is the owner).

Pat [Signature]

Owner Signature

1-11-2021

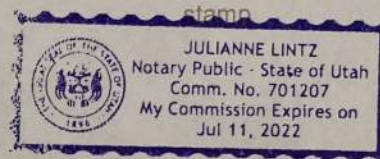
Date

Subscribed and sworn to before me

This *14th* day of *January*, 20*21*.

Julianne Lintz

Notary Public Signature





REZONING PETITION

TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): Goldframe LLC Phone: 865-934-4132
Petitioner's Representative: Matthew Fillmore Email: Matt.Fillmore@bargedesign.com
Mailing Address: _____
520 W Summit Hill Drive, Suite 1202, Knoxville, TN 37902

Property Owner: Goldframe LLC (FKA Ventus Tech LLC) Phone: _____
Mailing Address: _____ Email: info@ventus techservices.com

1. The petitioner hereby petitions the City of DeKalb to rezone 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 Plat of Subdivision

B. Street Address or Common Location: A portion of the property south of Gurler Rd, North of Keslinger Rd East of 4th ST and west of Lynch Rd, aka 2050 E Gurler Road

C. Size of Property (square feet or acres): +/- 504 acres

D. Existing Zoning: Planned industrial PD-1

E. Proposed Zoning: Approval of a Final Plat of Re-Subdivision and an amendment to Ordinance 2020-026 regarding the Final Plan of Planned Development, and an amendment of the Development Standards for building setbacks.

F. Reason for request: On a separate document, describe the reasons for the rezoning request and the intended types of land uses, if any, for the property. Also, indicate whether or not the proposed rezoning would: a) be in conformance with the City's Comprehensive Plan and how the proposed rezoning may; b) impact adjacent existing and future land uses; c) impact adjacent property values; and d) impact the general public's health, safety and welfare. To amend the existing planned development to allow ComEd to own and operate a new substation to support Goldframe LLC.

2. The petitioner hereby submits the following information:

Vicinity map of the area proposed for the rezoning On the Plat of Subdivision

All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided electronically on a CD, DVD or flash device that will become part of the application file.

Petition fee (\$500.00).

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: _____

Those in attendance: _____

(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 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 information and affirms that it is true and correct.

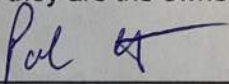


Petitioner Signature

1-11-2021

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 Rezoning petition as described above (petitioner must sign if they are the owner).



Property Owner Signature

1-11-2021

Date

LEGAL NOTICE

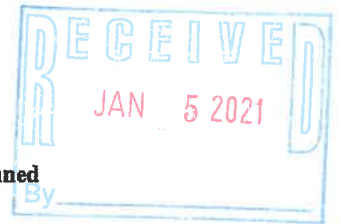
NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Tuesday, January 19, 2021 at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by Goldframe LLC for the approval of a Final Plat of Re-Subdivision and an amendment to Ordinance 2020-026 regarding the Final Plan of Planned Development, and an amendment of the Development Standards for building setbacks for the property legally described below, containing approximately 505 acres and located along the south side of E. Gurler Road, east of Rt. 23 and including PIN's 11-01-100-003 and 11-02-200-003.

Lot 1 in DeKalb Subdivision, being a subdivision of that part of the North half of Section 2 and that part of the North half of Section 1 all in Township 39 North Range 4 East of the Third Principal Meridian, in DeKalb County, Illinois according to the plat thereof recorded May 1, 2020 as document 2020003774.

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 Tuesday, January 19, 2021, by e-mail to dan.olson@cityofdekalb.com or the Online Public Comment Submission Form at <https://www.cityofdekalb.com/FormCenter>. Further information regarding the petition is available from the Community Development Department at (815) 748-2070 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



Goldframe - E. Gurler Road - Plat of Resubdivision and Amendments to the Planned
Development Agreement
Citizen Response Form

Owners Name: Jim + Dawn Elliott

Property Address: 17931 RT 23 Delmar IL

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:

We would like to see the full plans and the
setback from RT 23 should be 300' with
a berm starting at that point and green
area between RT 23 and said berm



From: [Olson, Dan](#)
To: [JIM](#)
Cc: [Nicklas, Bill](#)
Subject: FW: Emailing: Image (199).jpg
Date: Tuesday, January 05, 2021 9:14:00 AM
Attachments: 2020_1228_DKL Site Plan.pdf
image001.png
Facebook - Landscape Plan.pdf
Development Standards (Exhibit C to Zoning Approval Ordinance) v1 to v2.PDF

Jim,

Thank for the e-mail. Attached is the site plan. Facebook is not proposing to amend any setback from Rt. 23 that was established in the development agreement. They are proposing to amend setback along the south property line for the ComEd substation. The minimum building setback along Rt. 23 is 400 feet for any data center building and 150 feet for any accessory structure. The minimum parking setback from Rt. 23 is 100 feet. The approved plan also has landscaping along the Rt 23 which exceeds the UDO requirements by 30 trees and will include a 20-foot berm to match what is proposed for the Chicago West Business Center to the north. The plantings and berm along the Rt. 23 frontage will be installed in a future phase of the project when development on the site transitions to the west.

A copy of your comments will be provided to the Planning and Zoning Commission as well as the petitioner.

Thanks

Dan Olson, AICP | Principal Planner
City of DeKalb | 164 E. Lincoln Highway | DeKalb, IL 60115
Phone: 815-748-2361
Email: dan.olson@cityofdekalb.com | Website: www.cityofdekalb.com



From: Jim Elliott <jae830@comcast.net>
Sent: Tuesday, January 05, 2021 8:08 AM
To: Olson, Dan <Dan.Olson@CITYOFDEKALB.com>
Subject: Emailing: Image (199).jpg

[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.]

Dan, attached is my reply for the goldframe llc meeting