DEKALB PLANNING AND ZONING COMMISSION AGENDA
June 21, 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. In compliance of the CDC and State of Illinois’ mandates, all unvaccinated persons attending this meeting in-person shall be required to wear protective face masks/coverings.

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
  
  https://us02web.zoom.us/j/88559548914?pwd=bmx4aFRCUndraU95dDJzVGVReVF5Zz09
  
  Meeting ID: 885 5954 8914
  Passcode: 387094
  One tap mobile
  +13126266799,,88559548914#,,,,,*387094# US (Chicago)

  Dial by your location
  +1 312 626 6799 US (Chicago)
  Meeting ID: 885 5954 8914
  Passcode: 387094

- 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. June 7, 2021

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

E. NEW BUSINESS
   1. Final Development Plan – Approval of a Final Development Plan for Safe Passage (217 Franklin St.)

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a meeting on June 7, 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

Recording Secretary Aaron Walker called the roll. Planning and Zoning Commission members present were: Trixy O’Flaherty, Maria Pena-Graham, Jerry Wright, Steve Becker, and Chair Max Maxwell. Vice Chair McMahon was absent. Principal Planner Dan Olson and City Manager Bill Nicklas were present representing the City of DeKalb.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Maxwell requested a motion to approve the June 7, 2021 agenda as presented. Mr. Wright motioned to approve the agenda as presented. Mr. Becker seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. May 17, 2021 – Chair Maxwell requested a motion to approve the May 17, 2021 minutes as presented. Ms. O’Flaherty motioned to approve the minutes as presented. Mr. Wright 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 T-Mobile Central LLC, represented by NTP Wireless, to amend the special use permit approved by Ordinance 2018-003 to expand the equipment platform and antennas in relation to an upgrade to the T-Mobile Communications Equipment on top of the building located at 507 E. Taylor Street.
Amanda Wegrzyn, representing NTP Wireless and T-Mobile Central LLC, advised they are seeking approval for the replacement and installation of antennas, remote radios, radio modules, and base station equipment. She advised these improvements will be made to the equipment located at 507 E. Taylor Street.

Ms. Wegrzyn advised there are three active antenna arrays on top of 507 E. Taylor Street that extend seven feet above the top of the roof. She stated overall there will be a reduction in equipment. She noted the existing nine antennas will be replaced with six, 12 remote radios will be replaced with six, three COVP boxes will be replaced with one. Hybrid cables will be replaced 1 to 1, and all 24 coax lines will be removed. She added both mount structures and cabinets will be replaced, and the equipment platform will be extended by three feet, which will be surrounded by a safety handrail.

Ms. Wegrzyn stated all equipment will be concealed using concealment film and facade. She advised the equipment cabinets will be covered to match the building’s brick façade and the antennas will be wrapped in a reflective concealment film, so it looks more like the sky.

Principal Planner Dan Olson went through the staff report dated June 3, 2021. He advised the City Council approved Ordinance 2018-003, which granted a special use permit to upgrade T-Mobile’s existing cellular equipment on top of 507 E. Taylor Street. He advised, at the time, the existing equipment was considered a legal non-conforming use as they did not have a prior special use permit for the property. He added the current proposal is to upgrade the equipment to 5G technology. He stated with the changes to the equipment and the expansion of the equipment footprint, they would be required to amend Ordinance 2018-003.

Mr. Olson advised there are two other cellular carriers with equipment on top of the building at the subject property, including U.S. Cellular who petitioned for a special use permit earlier this year. He mentioned the UDO requires special use permits for antennas on existing non-tower structures. He stated the proposal expands the equipment footprint by 40 sq. ft.

Mr. Olson noted T-Mobile was required to install concealment film on the equipment and antennas in 2018, which will carry over to this proposal. He advised the equipment cabinets will be wrapped to match the brick facade of
the building and the antennas will be wrapped with concealment film to reflect the sky.

Mr. Olson stated the petitioner meets all the standards of special use for antenna facilities. He said they meet color and height requirements and there are no lighting requirements per the FAA. He added no public comments were received as of the posting of the agenda.

Mr. Olson advised there were a few recommended conditions to the approval of the special use permit to include the application of concealment film on equipment and antennas. In addition, the applicant would be required to submit the necessary permit application and paperwork to the Building Division.

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

Chair Maxwell gave Commission members an opportunity to speak.

Chair Maxwell questioned if the reflective tape would reflect sunlight enough to cause concentrated hotspots. Ms. Wegrzyn advised she would have to refer to the manufacturer for that answer. Mr. Olson advised he hasn’t seen or received any complaints regarding sunlight reflections.

Mr. Becker moved that the Planning and Zoning Commission recommend to the City Council approval of an amendment to the special use permit approved by Ordinance 2018-003 to expand the equipment platform and antennas in relation to an upgrade to the T-Mobile communications equipment on top of a 16-story building at 507 E. Taylor St. subject to the following:

1. The antennas and equipment upgrades shall comply with the drawings dated 1-8-21 indicated on Exhibit A.

2. Concealment film shall be applied to the new cabinets, antennas and antenna pipes to minimize the visual effect on the surrounding area.

3. The applicant is required to submit the necessary application and plans to the City in compliance with applicable Building Codes and the regulations of Article 7.08 of the UDO (Wireless Communications Ordinance).

Ms. O’Flaherty. seconded the motion.

A roll call vote was taken. Ms. O’Flaherty – Yes, Ms. Pena-Graham – Yes, Mr. Wright – Yes, Mr. Becker – Yes, Chair Maxwell - Yes. Vice Chair McMahon was absent. Motion Passed 5-0-1.
2. Discussion - Update to the 2005 Comprehensive Plan

Mr. Olson advised there will be a brief discussion regarding updating the Comprehensive Plan for the City with no official action needed. Mr. Olson stated the most recent Comprehensive Plan was approved in 2005, with several sub-area plans being completed since then. He added the Comprehensive Plan covers land use, economic development, transportation and several other areas. He stated the plan typically covers a 5-10-year time span.

Mr. Olson said there are several common elements that should be addressed in the plan to include existing conditions, future trends and goals, incorporating public input, land use patterns, housing additions, roadways, and infrastructure. He added other taxing bodies can give their input, such as incorporating educational and recreational facilities.

Mr. Olson mentioned one major portion of the Comprehensive Plan is the future land use plan. He stated the 2005 plan had an urban service area boundary, which reflects areas that could be served by infrastructure, particularly water and sewer. He said the residential real estate downturn in 2008-2009 greatly effected the predicted growth and development noted in the 2005 Comprehensive Plan.

Mr. Olson advised the updated plan will have to incorporate the sub-area plans, such as the Annie Glidden North Revitalization Plan. He mentioned some of the sub-area plans are outdated and will need to be addressed in the update.

Mr. Olson provided a rough schedule to include inventory and data collection through September 2021, determination of goals and objectives through October 2021, drafting future land use plan through the end of 2021, and a final review and adoption of the plan in the first quarter of 2022. He advised it would be a good opportunity for Commission members to drive out to the current City boundaries and see what type of expansion/development they would predict or look to recommend.

Mr. Nicklas stated the upcoming months for the Commission, City Council, and Mayor will be very important in determining the future of the City. He asked Commissioners to read through the Comprehensive Plan and sub-plans to see how much work, time, and effort was put into them. He questioned how many of these plans are still looked at and if they correctly portray current trends.
Mr. Nicklas asked if the land use map says enough about what this community should look like in the next 10 years. He advised it will affect how we engage, recreate, work, and live in this community.

Mr. Nicklas stated this will be a good challenge for the community and Commission. He stated the City has developed in ways that were unpredictable, such as the Ferrara and Facebook developments. He added it would be very useful to look at the area along the Peace Road corridor and south of I-88 to see if the City would want to continue with current trends or move in another direction. Mr. Nicklas stated it will be a very long, engaging, but rewarding project. He advised he is very eager to work on the Plan with the Commission.

Mr. Maxwell questioned if the Comprehensive Plan could be found online. Mr. Olson advised both the Comprehensive Plan and sub-area plans can be found on the City’s website.

Mr. Becker added it is very interesting to read through the Comprehensive Plan to see what developments were predicted and hoped for before the economic collapse in 2009.

F. REPORTS

Mr. Olson advised there are no public hearings currently scheduled for the June 21st Planning and Zoning Commission meeting. He added Safe Passage did submit the final development plan for their new facility at 217 Franklin St. He noted these plans are required to be reviewed by city staff, the Planning and Zoning Commission and City Council. He said this may be scheduled for the June 21st Commission meeting. He stated the City received a zoning petition for 304 N 10th Street requesting rezoning from the Residential Conservation District to the Planned Development Commercial District. He added the owner is looking to have a couple apartments on the second floor and a convenience store and offices on the first floor.

Mr. Olson mentioned the City Council at their meeting on May 24 approved the special use permit for 400-444 E. Hillcrest Drive, to accommodate residential rental units above 1st floor with commercial space on the ground level.

G. ADJOURNMENT

Mr. Wright motioned to adjourn, Ms. O’Flaherty seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 6:33 PM.
STAFF REPORT  
June 17, 2021

TO: Planning and Zoning Commission  
FROM: Dan Olson, Principal Planner  
RE: Final Development Plan – 217 Franklin St. – Safe Passage

I. GENERAL INFORMATION

A. Purpose 
Construction of a two-story 40,320 square foot building to contain an emergency shelter, counseling services, administrative offices, outdoor playground and other accessory uses for Safe Passage

B. Owner/Applicant 
Safe Passage

C. Location and Size 
217 Franklin St./1.2 acres

II. BACKGROUND AND ANALYSIS

On December 14, 2020 the City Council approved Ordinance 2020-077 which granted the rezoning of the Safe Passage site at 217 Franklin St. from the CBD District to the PD-C District and also approved a Preliminary Development Plan. The Ordinance required that a Final Development Plan including architectural elevations, engineering plan, lighting (photometric) plan, landscape plan, and final plat be submitted for review by the Planning and Zoning Commission and City Council. There is no public hearing, just review of the Final Development Plan to ensure substantial compliance with the approved Preliminary Development Plan and the Unified Development Ordinance.

Safe Passage is currently located in six buildings (5 homes and 1 apartment building) along S. 4th St., Prospect St. and S. 5th St. The former building on the subject site was demolished at the end of 2020. The proposed building will be two stories with a lower level (basement). The total square footage will be about 40,320 sq. ft., slightly less than 42,000 sq. ft. shown on the Preliminary Development Plan. The new building will contain an emergency shelter, counseling services, administrative offices, outdoor playground and other accessory uses. A 9 ft. basement is also proposed, which will be used for group therapy, children’s services, and storage. The first floor will contain counseling services
and administrative offices and the living quarters will be on the second floor. The floor plans submitted indicate there will be 15 separate living quarters on the upper level with about 54 beds. The building will be fully sprinklered with alarms and security system. Construction is planned to start by the end of 2021 with opening of the facility in late 2022.

Access will be provided from the three locations that previously served the DeKalb Clinic including along S. 2nd St., Franklin St. and S. 3rd St. A canopy is proposed off the access from S. 2nd St. and will be used for deliveries and donation drop-offs. The former patient unloading area in front of the building (Franklin St.) will be removed and converted into green space and the depressed curb will be replaced with barrier curb. Internal walkways will connect to the existing sidewalks surrounding the site.

A Landscape Plan was submitted and reveals landscaping around the proposed parking area, which meets the requirements of the UDO. Two existing Linden trees will be maintained along the east side of the property next to S. 3rd St. Plantings are planned for the front of the building, along S. 2nd St. and some in the rear of the property, but not shown on the plan. The rear of the site will contain the playground area. A condition is recommended that will require additional landscaping be provided on the plan along Franklin St., S. 2nd St. and at the rear of the property as approved by the City staff. The applicant has agreed to this condition.

The site is within an area of downtown that is not required to provide off-street parking. A 22-space parking area is proposed to the east of the new building. The Preliminary Development Plan had 18 parking spaces on-site so there are four more spaces on the Final Plan. Safe Passage has an agreement with St. George Greek Orthodox Church to use their 32-space parking lot directly to the south across Franklin St. A letter (dated 12-10-20) from the Church was received by the City indicating they will allow Safe Passage to use the lot (letter provided in Commission packet). It should be noted that additional public parking is provided in the area including the 82 space Vaughn parking lot located just to the northwest of the site. Limited street parking (3-hour) is provided for about 20 vehicles along S. 2nd St. and S. 3rd St. adjacent to the site. Parking is not allowed along Franklin St.

An 8” sanitary sewer previously located through the middle of the site was rerouted to the west and south along S. 2nd Street. The sewer was plugged and abandoned in accordance with the Kishwaukee Water Reclamation District’s (KWRD) policy. The Final Plat shows the creation of a one-lot subdivision with a sanitary sewer easement along the north and west sides of the site to accommodate the re-located sanitary sewer.

The architectural elevations, engineering plan, lighting (photometric) plan, landscape plan, and final plat have been reviewed by City staff and only minor comments remain. The plans have also been reviewed by the Police Department and they approve. As a condition of approval, it is recommended the comments be addressed to the satisfaction of City staff prior to approval by the City Council. Revised engineering plans were received on June 17 and an update will be provided to the Commission at the meeting.
III. RECOMMENDATION

Sample Motion:

I move that the Planning and Zoning Commission recommend approval of the Final Development Plan for the Safe Passage Facility at 217 Franklin St. per the plans in Exhibit A and subject to all comments listed below being addressed to the satisfaction of City staff prior to approval by the City Council.

1. Revise Lighting (Photometric) Plan to increase average foot candle level for the parking lot to between 2.0 and 5.0.

2. Revise the Landscape Plan to add plantings to the area along Franklin St., S. 2nd St. and at the rear of the property per City staff approval.

3. Detectable warning plate leader/label should have language such as "type shall meet preference of City, as directed by engineer".

4. Sidewalks through the driveways should be 7" thick PCC. It is hatched out in the appropriate runs of the walkway, but should be called-out, added to the legend, or a detail provide to define that requirement.

5. Please provide a detail or description for the thickness of the concrete loading/trash area on the west edge, which should meet the cross-section requirements of "off street parking and loading" from the UDO.

6. Indicate location of Fire Dept. connection and revise hydrant location to meet the UDO; removing the current NW proposed hydrant.
Exhibit A

Engineering Plan (9 Sheets) dated 6-16-21 prepared by Wendler Engineering Services, Inc.

Architectural Elevations (Sheet A3.0 and A3.1) dated 6-1-21 prepared by ADG Architectural Management, Inc.

Landscape Plan (Sheets L1, L2 and L3) dated 6-10-21 prepared by Site to Place, Inc.

Lighting (Photometric) Plan dated 6-2-21 prepared by PG Enlighten

Final Plat (2 Sheets) dated 6-10-21 prepared by Wendler Engineering Services, Inc.
WATERMAIN SPECIFICATIONS

**Water Main**

- **Internal Diameter**: 12"
- **Material**: Flexible Gasket
- **Pipe Class**: Class IV

**Water Main Elements**

- **Fittings**
  - Bends, Tees, Caps, etc.
- **Gaskets**
  - Type: Flexible
- **Valves**
  - Type: Water Main Control Valve
- **Protection**
  - Type: Flameproof

**Sawcutting**

- **Type**: Electrically Conductive

**Screws**

- **Type**: Stainless Steel

**Water Main Specifications**

- **Water Main Design**: Based on the requirements of the Planning Specifications for Water Main and Water Line Construction.
- **Protection**: Flameproof Water Main Control Valve.
- **Fittings**: Electrically Conductive Sawcuts.
- **Materials**: Stainless Steel Screws.

**WATERMAN NOTES**

- **WATERMAIN SPECIFICATIONS**:
  - **Material**: Flexible Gasket
  - **Pipe Class**: Class IV

**WATERMAIN**

- **Internal Diameter**: 12"
- **Material**: Flexible Gasket
- **Pipe Class**: Class IV

**Water Main Elements**

- **Fittings**
  - Bends, Tees, Caps, etc.
- **Gaskets**
  - Type: Flexible
- **Valves**
  - Type: Water Main Control Valve
- **Protection**
  - Type: Flameproof

**Sawcutting**

- **Type**: Electrically Conductive

**Screws**

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**Water Main Specifications**

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- **Protection**: Flameproof Water Main Control Valve.
- **Fittings**: Electrically Conductive Sawcuts.
- **Materials**: Stainless Steel Screws.
PIPE HANDRAILS FOR STEPS

![Diagram of pipe handrails for steps]

Details:
- Dimensions and notes for continuous handrails are provided.
- Key dimensions include:
  - 27" H max
  - 27" W min

Notes:
- This drawing is intended for use in construction.
- Compliance with applicable codes and regulations is required.
- Consult with a professional for final approval.

CAST IN PLACE CONCRETE STAIR DETAIL

Details:
- Step dimensions:
  - 10 1/2" H x 6" P x 6" S
  - 1 1/2" x 1 1/2" x 24" long

Stair Section:
- Dimensioning and labeling for construction purposes.
- Clearances and finishes for safe passage.

For further details, please refer to the corresponding civil engineering documents.
I. Site Description:

Slopes, excavation, grading or other activities is disturbed by erosion. Area by area is disturbed by construction.

II. Floodplain:

- a. The name(s) of the listed water body, and identification of all pollutants causing impairment:
- b. Threatened and Endangered Species
- c. Wetland Riparian

III. Sediment Sources: Provide a description of the erosion and sediment sources that will be encountered on the site during construction

IV. Planning:

- a. Identify potential points of noncompliance with the provisions of the SWPPP & NOI Permit will be by the contractor.
- b. Implement erosion control measures as necessary to minimize damage to the environment.
- c. The following stabilization practices will be used for this project:
  - Sediment Trap
  - Temporary Turf (Seeding, Class 7)
  - Vegetated Buffer Strips
  - Geotextiles
  - Geosynthetic Clay Liner
  - Sediment Control System

V. Constructive: Describe how the stabilization practices listed above will be utilized during construction:

- a. Stormwater Control Measures: Provide a description of the erosion and sediment sources that will be encountered on the site during construction.
- b. The Construction contractor shall provide stormwater control measures in accordance with the SWPPP & NOI Permit issued by the Illinois Environmental Protection Agency.
- c. This plan has been prepared to comply with the provisions of the SWPPP & NOI Permit issued by the Illinois Environmental Protection Agency.

VI. Operations: The following procedures will be followed:

- b. The following procedures will be followed:
  - Construction shall be performed in a manner that will not cause non-compliance with the SWPPP & NOI Permit.
  - All work shall be performed in accordance with the SWPPP & NOI Permit issued by the Illinois Environmental Protection Agency.
  - All work shall be performed in accordance with the SWPPP & NOI Permit issued by the Illinois Environmental Protection Agency.
  - All work shall be performed in accordance with the SWPPP & NOI Permit issued by the Illinois Environmental Protection Agency.
Notes

1. Basemap information obtained from geometric site, grading, and utility plans prepared by Wendler Engineering Services, Inc. dated 05/17/2021.
2. Contractor responsible for verifying all quantities. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Quantify and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
3. Call J.U.L.I.E. prior to excavation work. Contractor responsible for locating and working around all existing utilities. In addition, repair damage to existing utilities caused by contractor activities at no additional cost to the Owner. Any utility locations shown are approximate only.
4. Refer to specifications for further information, standards and notes.

1. Fence to protect root zone of the existing trees from compaction, damage to roots and injury to trees. Materials, equipment and vehicles shall not be stored inside protection fencing.
2. After trees are safely fenced, nothing is to be raked out, cut, planted, staked, or disturbed inside the fence without written permission from the Landscape Architect.
3. Contractor to maintain all protection fencing in approved condition through substantial completion for the site and landscape improvements unless noted otherwise.
4. Contractor to remove protective fence only after all construction work has been finished.
## Material List

<table>
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<tr>
<th>Description</th>
<th>Expected</th>
<th>Required</th>
<th>Provided</th>
<th>Note</th>
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<td>Trees</td>
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<td>Decorative Trees</td>
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<td>Hardwood Mulch</td>
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<td>Zoned: Residential Conservation (RC-1)</td>
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<td>Land Use: Single Family Home</td>
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</tbody>
</table>

## Planting Notes

1. Basemap information obtained from geometric site, grading, and utility plans prepared by Wendler Engineering Services, Inc. dated 05/17/2021.

2. Contractor responsible for verifying all geometries, areas, and volumes. Quantities are summarized for the convenience of the Owner and jurisdictional agencies. Quantify and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.

3. Call J.U.L.I.E. prior to excavation work. Contractor responsible for locating and working around all existing utilities. In addition, repair damage to existing utilities caused by contractor activities at no additional cost to the Owner. Any utility locations shown are approximate only.

4. Contractor responsible for all erosion control and protection in all areas, including seeded and sodded areas, to meet applicable codes and jurisdictional agency requirements. See Civil Engineering plans.

5. All planting beds abutting turf shall have a spade cut planting bed edge unless otherwise noted.

6. All existing turf areas disturbed during construction shall have new turf installed.

7. All in-beds shall be 3' deep, shredded, well-rotted hardwood mulch.

8. All pruned and trimmed, except hedges, are to be pruned to existing soil grade.

9. All material locations shown are approximate only.

10. Cultivars may be substituted at the time of construction depending upon cultivar and/or species availability in the landscape nurseries.
PLANTING-ANNUAL AND PERENNIAL

1. Set plants at same level as grown in container.
2. Do not prune, stake, or wrap unless directed to do so. If pruning is required do not cut below the lowest live branch and only prune to encourage central leader growth.
3. Avoid placing soil on top of the root ball. Maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Excavated materials and tree pit size should be 4" to 6" higher than adjacent finish grade (root flare is typically 6" below finish grade on flat areas).
4. Prepare entire planting bed to a 6" depth. Mulch, 1" deep, work under branches and leaves. Planting bed to be 2" above adjacent finish grade. Side slope: typical.

PLANTING-DECIDUOUS / EVERGREEN SHRUB

1. Set plants at same level as grown in container.
2. Do not prune, stake, or wrap unless directed to do so. If pruning is required do not cut below the lowest live branch and only prune to encourage central leader growth.
3. Maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Excavated materials and tree pit size should be 4" to 6" higher than adjacent finish grade (root flare is typically 6" below finish grade on flat areas).
4. Prepare entire planting bed to a 6" depth. Mulch, 3" deep, work under branches and leaves. Planting bed to be 2" above adjacent finish grade. Side slope: typical.

PLANTING-GROUNDCOVER

1. Set plants at same level as grown in container.
2. Adjacent plantings (turf, natural mulch, etc.) are 6" above planting bed.
3. Spade cut edge with smooth, uniform, clean edge to match bedlines drawn in the plans. Segmental arcs shall not be accepted. Remove and dispose of all remaining plants down to the planting pit.
4. Avoid placing soil on top of the root ball. Maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Excavated materials and tree pit size should be 4" to 6" higher than adjacent finish grade (root flare is typically 6" below finish grade on flat areas).
5. Prepare entire planting bed to a 6" depth. Mulch, 3" deep, work under branches and leaves. Planting bed to be 2" above adjacent finish grade. Side slope: typical.

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3. Maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Excavated materials and tree pit size should be 4" to 6" higher than adjacent finish grade (root flare is typically 6" below finish grade on flat areas).
4. Prepare entire planting bed to a 6" depth. Mulch, 3" deep, work under branches and leaves. Planting bed to be 2" above adjacent finish grade. Side slope: typical.

PLANTING-ORNAMENTAL TREE

1. Set plants at same level as grown in container.
2. Adjacent plantings (turf, natural mulch, etc.) are 6" above planting bed.
3. Spade cut edge with smooth, uniform, clean edge to match bedlines drawn in the plans. Segmental arcs shall not be accepted. Remove and dispose of all remaining plants down to the planting pit.
4. Avoid placing soil on top of the root ball. Maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Excavated materials and tree pit size should be 4" to 6" higher than adjacent finish grade (root flare is typically 6" below finish grade on flat areas).
5. Prepare entire planting bed to a 6" depth. Mulch, 3" deep, work under branches and leaves. Planting bed to be 2" above adjacent finish grade. Side slope: typical.

PLANTING-EVERGREEN TREE

1. Set plants at same level as grown in container.
2. Do not prune, stake, or wrap unless directed to do so. If pruning is required do not cut below the lowest live branch and only prune to encourage central leader growth.
3. Maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Excavated materials and tree pit size should be 4" to 6" higher than adjacent finish grade (root flare is typically 6" below finish grade on flat areas).
4. Prepare entire planting bed to a 6" depth. Mulch, 3" deep, work under branches and leaves. Planting bed to be 2" above adjacent finish grade. Side slope: typical.

PLANTING-TREE ON SLOPE CONDITION

1. Avoid placing soil on top of the root ball.
3. Do not prune, stake, or wrap unless directed to do so. If pruning is required do not cut below the lowest live branch and only prune to encourage central leader growth.
4. Avoid placing soil on top of the root ball.
5. Maintain exposure of root flare.
6. Do not prune, stake, or wrap unless directed to do so. If pruning is required do not cut below the lowest live branch and only prune to encourage central leader growth.
FINAL PLAT
OF
SAFE PASSAGE
LOT 1, DEKALB CLINIC SUBDIVISION, BEING A PART OF LOTS 3 & 4, BLOCK 10, CITY OF DEKALB,
DEKALB COUNTY, ILLINOIS
2021

OWNERS CERTIFICATE

STATE OF ILLINOIS / 99
COUNTY OF DEKALB / 99

I, SAFE PASSAGE, INC., a corporation existing under the laws of the State of Illinois, do hereby certify, that the Plat and Survey herein described is a true and correct copy of the Plat and Survey executed as shown in the Plat, Survey and Certificate of City Council, located in the City of Dekalb, DeKalb County, Illinois.

Date: 

Acknowledged:

[Signature]

COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS / 99
COUNTY OF DEKALB / 99

This instrument was filed for record in the Recorder's Office of DeKalb County, Illinois, on the day of , 20 .

Recording: 9.

Acknowledged:

[Signature]

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS / 99
COUNTY OF DEKALB / 99

This instrument was filed for record in the Recorder's Office of DeKalb County, Illinois, on the day of , 20 .

Recording: 9.

Acknowledged:

[Signature]
FINAL PLAT
OF
SAFE PASSAGE
LOT 1, DEKALB CLINIC SUBDIVISION, BEING A PART
OF LOTS 3 & 4, BLOCK 10, CITY OF DEKALB,
DEKALB COUNTY, ILLINOIS
2021

LOT 2

LOT 3

LOT 4

LOT 5

TOTAL AREA

DEKALB CLINIC SUB.

S. 2ND STREET

S. 3RD STREET

FRANKLIN STREET

SEARCH LINE

REVISIONS
DATE:
BOOK NO:

SAFE PASSAGE, INC.

Final Plat
FP-2200228
DJV
06/10/2021

SHEET 2 OF 2
THE BUILDING PERMIT SHALL BE KEPT ON THE SITE OF WORK UNTIL COMPLETION OF THE PROJECT AND POSTED IN SUCH A POSITION AS TO BE VISIBLE FROM THE STREET.

ADDRESS NUMBERS, VISIBLE FROM THE STREET SHALL BE POSTED PRIOR TO ISSUANCE OF PERMIT AND PERMANENT ADDRESS SHALL BE POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

-A KNOX BOX SHALL BE PROVIDED FOR EMERGENCY FIRE DEPT. ENTRY PER CITY CODE SECTION 9-1-7. PROVIDE THREE. ONE FOR RESIDENT LOBBY ENTRY, ONE AT EACH COMMERCIAL TENANTS.

-FIRE BLOCKING AND DRAFT STOP SHALL BE PROVIDED AT ALL CEILING, SOFFITS AND CONCEALED SPACES.

-FIRE extinguishers meeting NFPA 10 and SECTION 906 of the IFC SHALL BE PROVIDED ALONG WITH THE APPROPRIATE MOUNTING HARDWARE & SIGNAGE.

-ALL COMMERCIAL RESTROOMS & RESIDENT'S BATHROOMS TO BE VENTILATED PER 2015 IMC (IBC 1203.4.2.1)

- MECHANICAL DESIGN IN ACCORDANCE WITH ASHRAE HANDBOOK OF FUNDAMENTALS

- Structure code: MIXED USE - SEPARATED MIXED 'B' - BUSINESS & 'R3' - RESIDENTIAL

-1st FLOOR BUILDING AREA: OFFICE - ADMINISTRATION/SUPPORT TOTAL 40,320 SQ.FT. ----CONSTRUCTION TYPE V-A

-FIRE SPRINKLERS: YES - FULLY

-ALARM: YES - FULLY

-EXHAUST FANS FOR ALL RESTROOMS TO BE VENTILATED PER 2015 IBC 611.5.2-1

-MECHANICAL DESIGN IN ACCORDANCE WITH ASHRAE HANDBOOK OF FUNDAMENTALS

-GENERAL FIRE PROTECTION NOTE: FOR THE SPECIFICATION OF COMPLETION OF THE FIRE PROTECTION SYSTEM, IT IS RECOMMENDED TO USE THE FIRE PROTECTION SYSTEM SPECIFICATIONS PROVIDED WITH THE BLUEPRINTS.

-FIRE extinguishers to meet NFPA 10 & SECTION 906 OF THE 2015 IBC PLAN MARKED 'FE' ON PLAN SHEETS. FIRE extinguisher be min. TYPE 2A-40BC. IN ALL AREA WITH MAX. TRAVEL DISTANCE OF 75 FT. MOUNTED BETWEEN 5" & 5' AND NOT PROTRUDE MORE THAN 4" INTO TRAVEL PATH. ALL HARDWARE TO FE's SHALL BE ACCESSIBLE HEIGHTS & LOCATIONS.

- USE CLASS: MIXED USE - SEPARATED MIXED 'B' - BUSINESS & 'R3' - RESIDENTIAL

-NO SEPARATION SEPARATION REQUIRED

-1st FLOOR BUILDING AREA: OFFICE - ADMINISTRATION/SUPPORT TOTAL 40,320 SQ.FT. ----CONSTRUCTION TYPE V-A

-OPEN PERIMETER: 100%

-FIRE SPRINKLERS: YES - FULLY

-ALARM: YES - FULLY

-2015 INTERNATIONAL BUILDING CODE (IBC) w/AMENDMENTS.

-2015 INTERNATIONAL FIRE CODE (IFC) w/AMENDMENTS.

-2015 INTERNATIONAL MECHANICAL CODE (IMC) w/AMENDMENTS.

-2015 INTERNATIONAL FUEL GAS CODE (IFGC) w/AMENDMENTS.

-2014 NATIONAL ELECTRICAL CODE (NEC) w/AMENDMENTS.

-2018 ILLINOIS ENERGY CONSERVATION CODE. (2018 IECC)

-2014 ILLINOIS PLUMBING CODE

-2015 INTERNATIONAL PLUMBING CODE (CHAPTER 11 ONLY)

-2018 ILLINOIS STATE ACCESSIBILITY CODE & 2010 ADA (MOST STRINGENT OF THE 2 SHALL APPLY TO THIS PROJECT)

-CITY OF DEKALB MUNICIPAL CODE.

-CITY OF DEKALB UNIFIED DEVELOPMENT CODE.

-Fire Suppression & Fire Alarm Drawings by design-build contractors under separate cover.
December 10, 2020

Safe Passage
P.O. Box 621
DeKalb, IL 60115

To Whom It May Concern,

Safe Passage and St. George Greek Orthodox Church has an agreement to share parking at
the parking lot on the corner of 2nd St. and Franklin St.

Respectfully,

Fr. Dustin Lyon