

RESOLUTION 2020-097

PASSED: SEPTEMBER 14, 2020

APPROVING THE PROPOSAL FROM PAPPAS DEVELOPMENT FOR THE REDEVELOPMENT OF THE FORMER CITY HALL PROPERTY AT 200 S. FOURTH STREET, DEKALB, ILLINOIS.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, on June 24, 2020, the City issued a Request for Proposals ("RFP") for the redevelopment of the former City Hall property located at 200 South 4th Street; and

WHEREAS, the City's Corporate Authorities have duly considered the responses to the RFP and determined that it is in the City's best interests to accept the response submitted by Pappas Development, LLC ("City Hall Suites" or the "Developer"), subject to and contingent upon final zoning approvals and the execution of a future real estate purchase agreement and redevelopment agreement between the City and the Developer; and

WHEREAS, the City's Corporate Authorities find that the approval of the Developer's RFP response, subject to and contingent upon final zoning approvals and the execution of a future real estate purchase agreement and redevelopment agreement between the City and the Developer, is in the public interest and promotes the public health, safety and welfare;

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois, as follows:

SECTION 1: The recitals to this Resolution are true, material, adopted, and incorporated herein as Section 1 to this Resolution.

SECTION 2: The City's Corporate Authorities approve the Developer's RFP response, subject to and contingent upon final zoning approvals and the execution of a future real estate purchase agreement and redevelopment agreement between the City and the Developer. The City's Corporate Authorities further direct the City Manager and City Attorney to negotiate the form of real estate purchase agreement and redevelopment agreement between the City and the Developer.

SECTION 3: This Resolution and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such resolution should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the Corporate Authorities of the City of DeKalb that to the extent that the terms of this resolution should be inconsistent with any non-preemptive state law, that this resolution shall supersede state law in that regard within its jurisdiction.

SECTION 4: That the City Clerk or Executive Assistant of the City of DeKalb, Illinois, be authorized and directed to attest the Mayor's Signature.

SECTION 5: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 14th day of September 2020 and approved by me as Mayor on the same day. Passed by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:

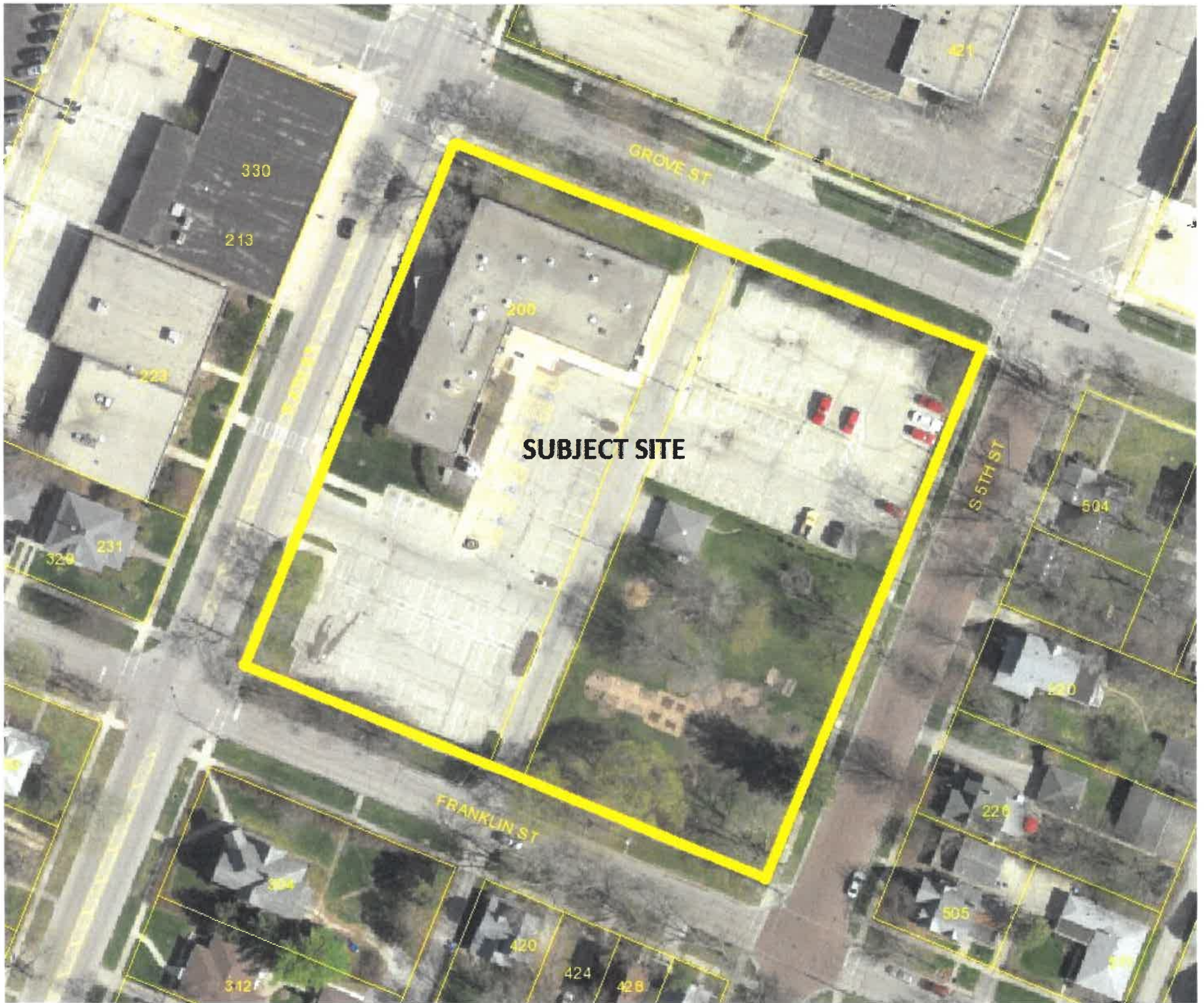


RUTH A. SCOTT, Executive Assistant



JERRY SMITH, Mayor





SUBJECT SITE

GROVE ST

S 5TH ST

FRANKLIN ST

330

213

300

223

231

329

420

424

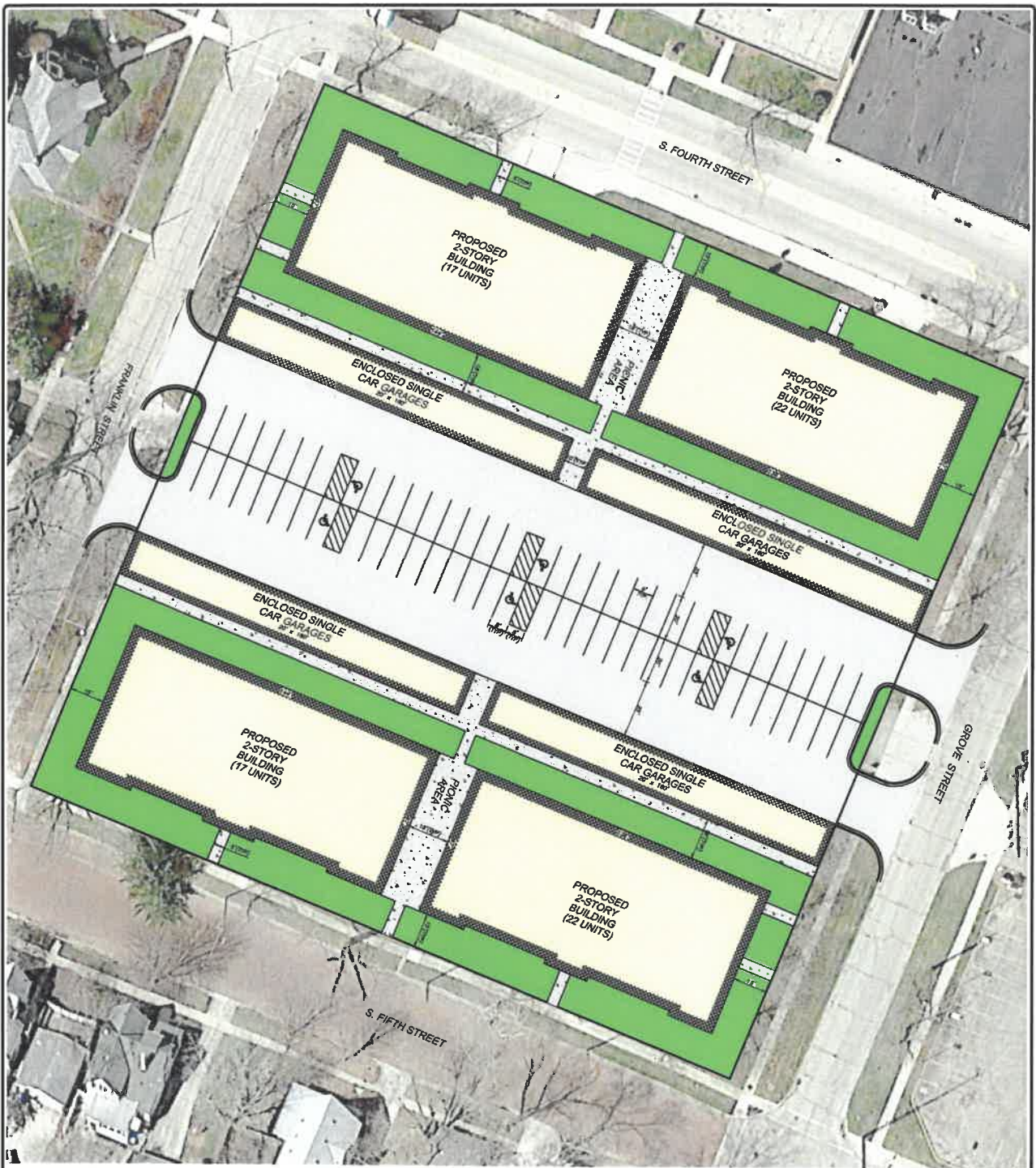
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220

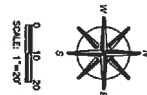
505

312



PARKING SUMMARY

STANDARD STALLS	=	60
GARAGE STALLS	=	64
ADA STALLS	=	6
TOTAL STALLS	=	130



SHEET TITLE
CONCEPT PLAN "G"
 1 of 1

CONCEPT PLAN "G"
 OF
200 S. FOURTH ST., DEKALB, IL
 FOR
PAPPAS DEVELOPMENT

wendler
 wendler engineering services, inc.
 civil-structural-surveying
 www.wendlergs.com ph: 618.368.2291
 Illinois Professional Design Firm No. 194-0200643

REVISIONS	
DATE	BY



BLDG. 1 - ELEVATION SCHEME 1

