



REZONING PETITION

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

FROM: Petitioner Name(s): Safe Passage Phone: 815-756-7930 ext 110
Petitioner's Representative: Mary Ellen Schaid Email: mschaid@safepassagedv.org
Mailing Address: _____
PO Box 621, DeKalb, IL 60115

Property Owner: Safe Passage Phone: 815-756-7930 ext 110
Mailing Address: _____
PO Box 621, DeKalb, IL 60115

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: _____
Parcel # 0823303015
Please see attached legal description.

B. Street Address or Common Location: 217 Franklin St. & Adjacent NW Parking Lot, DeKalb, IL 60115

C. Size of Property (square feet or acres): 148 X 331.14 X 176 X 156 X 28 X 165.57 1.2 acres

D. Existing Zoning: ~~Improved Commercial~~ Central Business District

E. Proposed Zoning: ~~Special Use Permit~~ Planned Development - Commercial Dist.

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.

LEGAL DESCRIPTION: 217 FRANKLIN ST., DEKALB

LOT 1 IN DEKALB CLINIC SUBDIVISION, A SUBDIVISION OF PART OF LOTS 3 AND 4 IN BLOCK 10 IN THE ORIGINAL TOWN (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1984 IN BOOK "S" OF PLATS, PAGE 93, AS DOCUMENT NO. 84 06226, SITUATED IN DEKALB COUNTY, ILLINOIS.

AND

THE NORTH 65 FEET OF THE SOUTH 176 FEET OF THE WEST 165 FEET OF BLOCK 10 IN THE ORIGINAL TOWN, NOW CITY OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 8-1/4 SITUATED IN DEKALB COUNTY, ILLINOIS.

Safe Passage

F. Reason for Request

We are requesting a zoning variance for the building that will house our emergency shelter living space as well as offices and treatment services.

- a. As far as we are aware the request for a zoning variance is in conformance with the City's Comprehensive Plan
- b. It will not have any negative impact and will fit in with existing and future land uses
- c. Because it is replacing a large building that has been vacant for over 10 years and was often used by the homeless where it was not safe, we believe it will positively impact adjacent property values and
- d. It will exist to positively impact the general public's health, safety and welfare and will be designed to conform with the surrounding residential neighborhood and will also positively impact the surrounding neighborhood and small business community because there will be staff and residents that will take advantage of stores and restaurants on a daily basis.



2. The petitioner hereby submits the following information:

Vicinity map of the area proposed for the rezoning

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: John Peppas of Pappas Development meet with Dan Olson to set our December 7th meeting.

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.

Mary Ellen Schaid
Petitioner Signature

11/18/2020
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).

Mary Ellen Schaid
Property Owner Signature

11/18/2020
Date

Brief description of the services Safe Passage offers:

Safe Passage is the only social service agency that focuses exclusively on and provides a broad array of services and programs for victims of interpersonal violence including domestic and sexual assault, dating violence, human trafficking and stalking for all of DeKalb County. These programs and services include:

- A **24/7 Crisis Hotline** answered by trained advocates through which we provide crisis intervention, information and referrals for victims of domestic and sexual violence.
- Safety and stability for women, men and their children fleeing violence in their homes in our **Emergency Shelter** which currently houses up to 28 where they can stay up to 6 months.
- **Long-term Transitional Housing** in apartments for women, men and their children who are given up to two years and provided support to work on goals such as education, housing, jobs, etc. so that they can establish themselves safely and productively in the community
- Supportive services including **Medical Advocacy** to victims in the 2 emergency rooms in the county due to domestic or sexual assault and **Legal Advocacy** to assist them in obtaining orders of protection and educate them regarding their legal rights and provide support in court.
- **Individual, Family and Group Counseling and Therapy services** for all victims of domestic and sexual violence who live at Safe Passage or come in from the community.
- A **Partner Abuse Intervention Program (PAIP)** that provides psycho-educational groups for men and women who are charged with domestic battery.
- A complete range of **Prevention Education** programs in schools to children K-12, college students and presentations for any community groups to raise awareness of the causes and effects of domestic and sexual violence.
- **Professional and Community Education** to first responders such as police, medical providers, teachers and others to increase their understanding of the causes, effects and dynamics of domestic and sexual assault and how best to work with victims.

Relocating all facilities/operations from their current location?

Our current location consists of 5 houses and one apartment building on 4th Street, Prospect Street and 5th Street in DeKalb. All staff and services that exist in the 5 houses will be relocated to the new building on Franklin Street in DeKalb. We will keep and continue use of the apartment building for our transitional housing program.

Breakdown of uses within the building – sleeping rooms and number of beds (how many, typical length of stay), administrative offices, counseling offices, outdoor play area, other.

There will be up to 60 separate bedrooms with two to four beds in each room, to serve up to 80 women, men and children for a typical length of stay being 3-6 months. There will be a full kitchen with up to 5 cooking stations and a large area for refrigerators and freezers. There will be approximately 5 administrative offices, 24 counselor, case manager and supervisor offices, 6 prevention, communication and development offices. There will also be group counseling space, art therapy space, children and teen activity spaces and exercise areas. There will be several meeting spaces and a large training space. There will be an outdoor green space behind the building with play and gathering areas. There will be several areas for files and storage of food, supplies and sundries that are needed by residents.

Square footage of the building – 42,000 sq. ft.

Number of floors – 9 ft basement with 2 floors above.

Parking – How many provided. Any spaces that are off-site that will be used? - See site plan.

Description of building elevations, materials, colors (actual elevations will be required for submittal after rezoning and site plan approval). – These descriptions will be coming at a later date but prior to the 12/7 meeting.

Deliveries – along S. 2nd St. – Yes this will be our deliver location.

Rough schedule of development (demo, construction, opening). – Demo is to start, 11/23 completion in 2 weeks. Construction to begin Spring of 2021 and opening six months prior to the start of building.