



2021002503

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL  
RECORDED: 2/26/2021 10:50 AM  
REC FEE: 75.00

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS  
CITY OF DEKALB )

PAGES: 8

**CERTIFICATION**

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

**ORDINANCE 2021-006**

**APPROVING AN AMENDMENT TO THE SPECIAL USE PERMIT FOR A PRIVATE THERAPEUTIC DAY SCHOOL APPROVED BY ORDINANCE 2020-015 FOR THE PROPERTY LOCATED AT 900 E. GARDEN STREET (MENTA GROUP – CHESEBRO ELEMENTARY SCHOOL).**

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, on the 22<sup>nd</sup> day of February 2021.

**WITNESS** my hand and the official seal of said City this 26<sup>th</sup> day of February 2021.

**RUTH A. SCOTT**, Executive Assistant



**Prepared by and Return to:**

City of DeKalb  
City Manager's Office  
Attention: Ruth A. Scott  
164 E. Lincoln Highway  
DeKalb, Illinois 60115

**APPROVING AN AMENDMENT TO THE SPECIAL USE PERMIT FOR A PRIVATE THERAPEUTIC DAY SCHOOL APPROVED BY ORDINANCE 2020-015 FOR THE PROPERTY LOCATED AT 900 E. GARDEN STREET, DEKALB, ILLINOIS (MENTA GROUP – CHESEBRO ELEMENTARY SCHOOL).**

**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**, DeKalb Community School District 428 (the “Petitioner”) is the owner of property located at 900 E. Garden Street, DeKalb, Illinois, which is commonly known as Chesebro Elementary School (the “Property”), has petitioned the City for approval of an amendment to the special use permit approved by Ordinance 2020-015 to allow an access drive and 10-space parking lot off of E. Garden Street and other improvements; and

**WHEREAS**, pursuant to proper legal notice, a public hearing was conducted by the City’s Planning and Zoning Commission on February 16, 2021; and

**WHEREAS**, the City and Petitioner have conducted all required public hearings before the City’s Planning and Zoning Commission to amend the special use permit for the Property and have otherwise satisfied all conditions precedent to the adoption of this Ordinance; and

**WHEREAS**, the City Council finds that the proposed amendment to the special use permit is in conformance with the applicable factors for a special use and that approval of the special use permit for the Property is in the public interest and promotes the public health, safety and welfare;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL** of the City of DeKalb, Illinois as follows:

**SECTION 1:** The recitals set forth in the preamble are true, correct, material, adopted and incorporated herein as Section 1 to this Ordinance.

**SECTION 2:** This Ordinance is limited and restricted to the Property described as follows:

The property is commonly described as 900 E. Garden Street, DeKalb, IL 60115, has a Parcel Identification Number (PIN) of 08-23-385-012 and is shown on the attached Exhibit A.

**SECTION 3:** The City’s corporate authorities hereby approve an amendment to Ordinance 2020-015 to add an access drive from E. Garden Street, a 10-space parking lot on the north side of the building, and other improvements as shown on the site plan dated 1-19-21 (3 sheets) attached hereto and incorporated herein as Exhibit B (the “Site Plan”) and floor plan dated 1-19-21 attached hereto and incorporated herein as Exhibit C (the “Floor Plan”), subject to the following conditions:

1. There shall be no student drop-off or bus traffic along the access drive from E. Garden Street. All school bus and student drop off shall occur along the south side off the subject site off E. Taylor Street.
2. The petitioner shall re-stripe the parking lot, resurface the sidewalks, replace the parking lot signage, screen the trash dumpster, provide a new fire service line and fire hydrant in

compliance with the City's Municipal Code and as further shown on the Site Plan and the Floor Plan.

**SECTION 4:** Except as otherwise amended by this Ordinance, the provisions of Ordinance 2020-015 shall remain in full force and effect. To the extent that there is any conflict between this Ordinance and Ordinance 2020-015, the provisions of this Ordinance shall prevail, and the conflicting provisions of any prior ordinances shall be repealed.

**SECTION 5:** City staff are authorized to record this Ordinance and the First Amendment in the DeKalb County Recorder's Office.

**SECTION 6:** This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance 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 Ordinance should be inconsistent with any non-preemptive state law, that this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 7:** This Ordinance 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 22<sup>nd</sup> day of February 2021 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Finucane (Remote), Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane (Remote), Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

**ATTEST:**



**RUTH A. SCOTT**, Executive Assistant



**JERRY SMITH**, Mayor



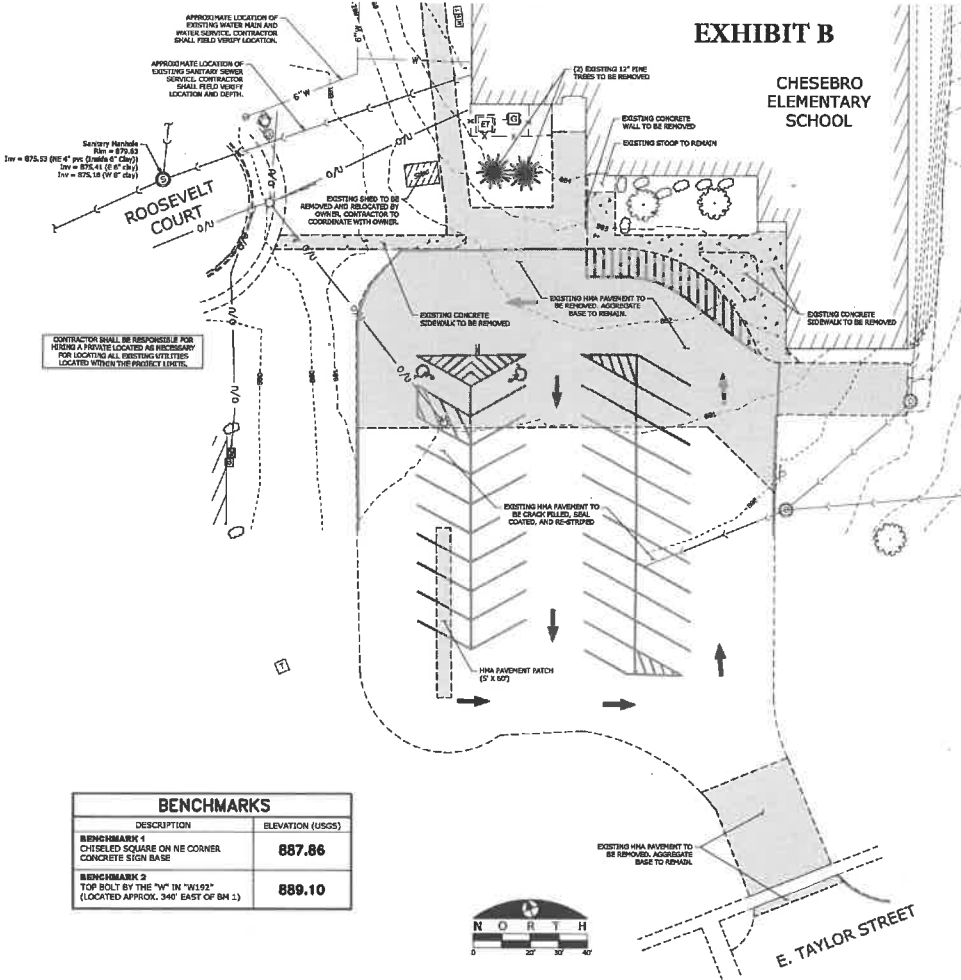
# EXHIBIT A





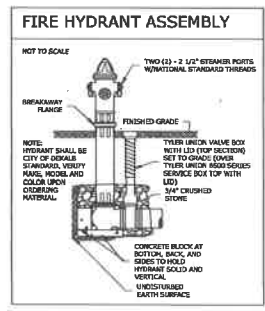
# EXHIBIT B

## CHESEBRO ELEMENTARY SCHOOL



SOUTH REMOVAL PLAN

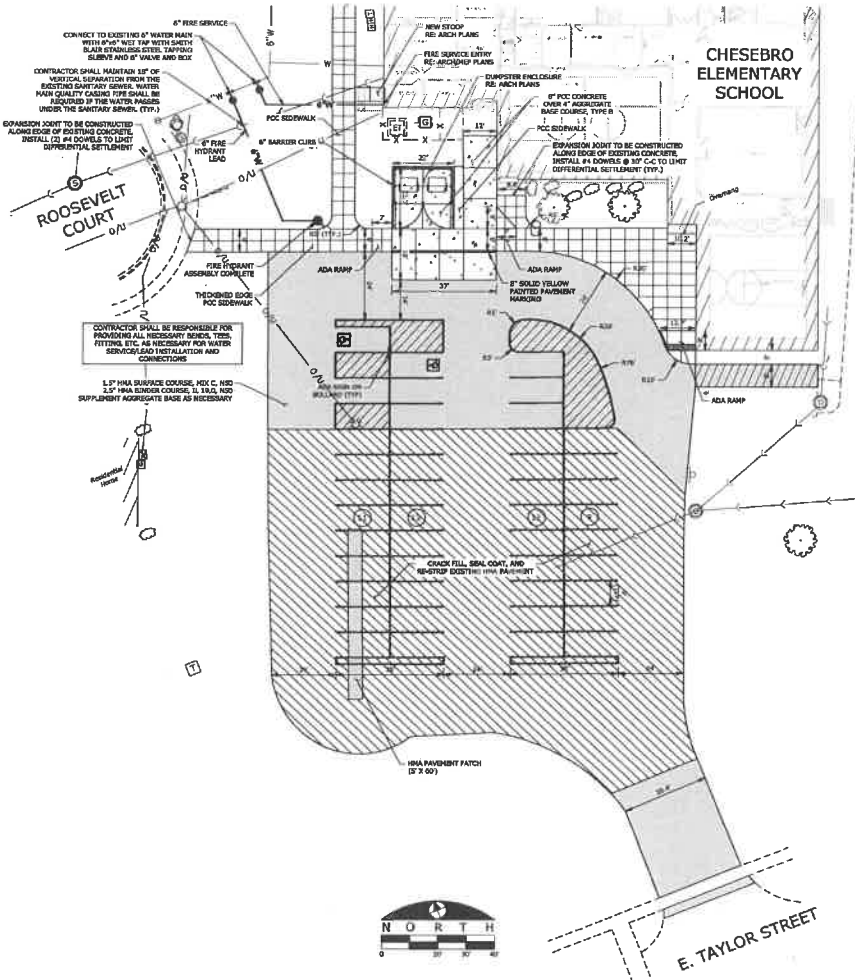
BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 CHISELED SQUARE ON NE CORNER CONCRETE SIGN BASE	887.86
BENCHMARK 2 TOP BOLT BY THE "N" IN "N1592" (LOCATED APPROX. 340' EAST OF BM 1)	889.10



### LEGEND

- W — EXISTING WATER MAIN
- S — EXISTING SANITARY SEWER
- G — EXISTING GAS MAIN
- U/L — EXISTING UTILITY LINE
- X — EXISTING FENCE
- ⊗ — EXISTING FIRE HYDRANT ASSEMBLY
- ⊕ — EXISTING WATER VALVE
- ⊙ — EXISTING MANHOLE OR CATCH BASIN
- ⊗ — EXISTING SANITARY MANHOLE
- ⊙ — EXISTING LIGHT POLE
- ⊕ — EXISTING UTILITY POLE W/ GUY WIRE
- ⊗ — EXISTING MANHOLE
- ⊕ — EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
- ⊕ — EXISTING CONCRETE CURB AND GUTTER TO REMAIN

- ▨ — EXISTING CONCRETE SIDEWALK TO BE REMOVED
- ▨ — HMA TO BE COMED OUT FOR PAVEMENT SIDEWALK
- ▨ — EXISTING STRIPING
- ▨ — EXISTING SIGN
- ▨ — EXISTING ELECTRIC PESTAL/TRANSFORMER
- ▨ — EXISTING TELEPHONE FREESTYLE
- ▨ — EXISTING TREE TO BE REMOVED (SIZE SHOWN)
- ▨ — EXISTING TREE
- ▨ — SAVE EXISTING TREE & PERFORM ROOT PRUNING



SOUTH LAYOUT PLAN

### LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND BLENDED OF EXISTING FIRE SERVICE. PLACE ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL. IF BENCHMARKS SHOWN COORDINATES TO ADJACENT PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL RAILS ARE DISPOSED TO THE BACK OF CURB, OR EDGE OF PAVEMENT WHEN CURB IS NOT PRESENT.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT ROVER MARKS PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALK. REVIEW MAY BE REQUIRED CHANGED WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CONDITIONS OF LINES EXCEED THE CRITERIA ESTABLISHED BY IDOT.

**ARC DESIGN RESOURCES INC.**  
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 Design File Number: 18-00104

RENOVATION WORK AT  
**CHESEBRO ELEMENTARY SCHOOL FOR  
 DEKALB CUSD #428**  
 DEKALB, ILLINOIS

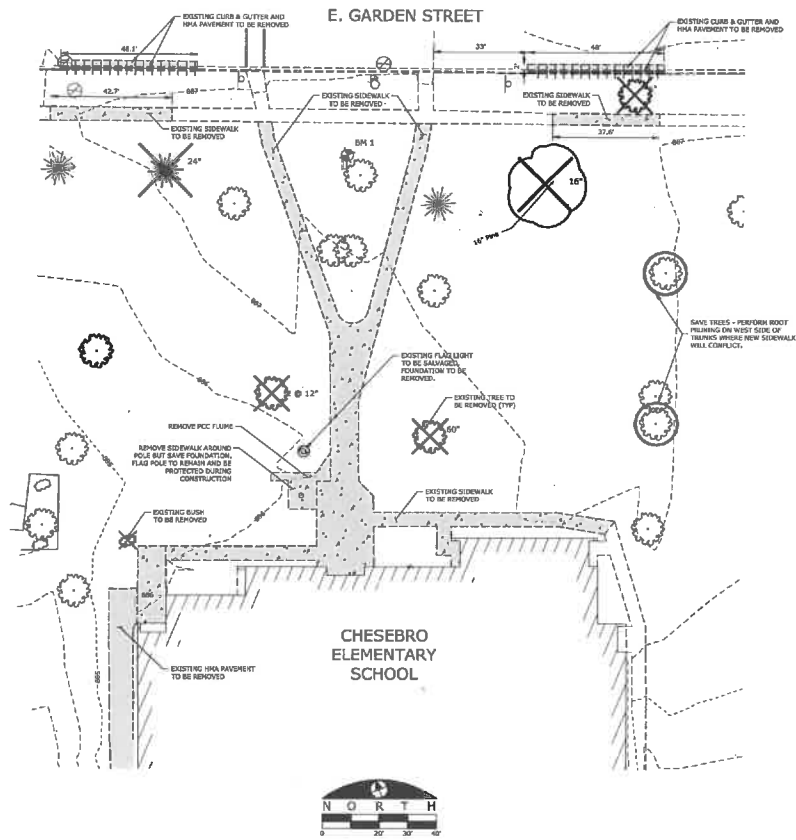
**RICHARD L. JOHNSON  
 ASSOCIATES | ARCHITECTS**

SHEET IDENTIFICATION  
 SOUTH REMOVAL & LAYOUT PLAN

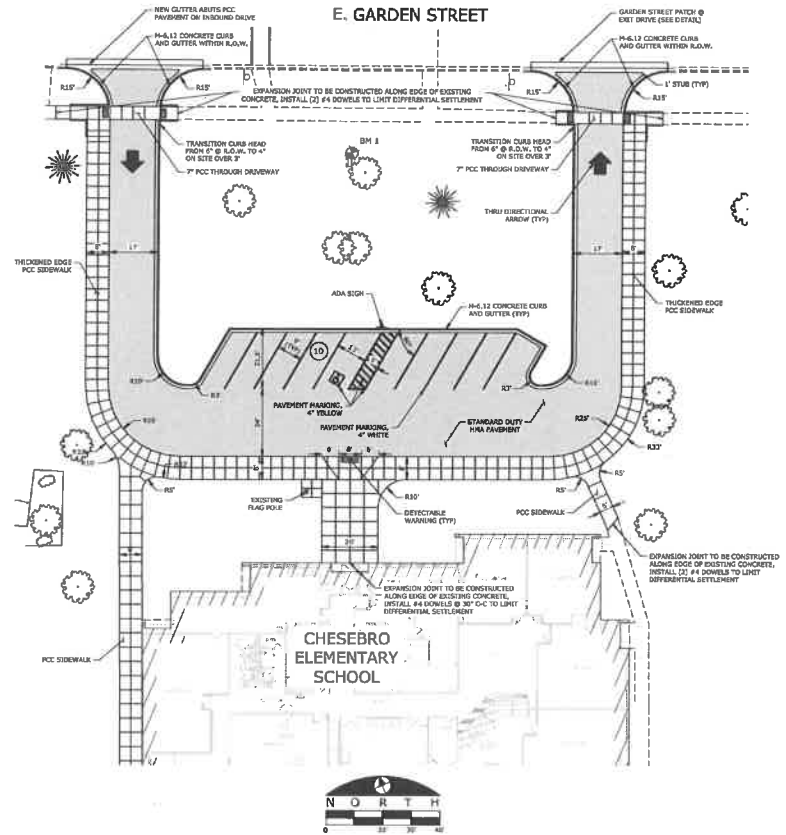
PROJECT INFORMATION	DATE	REVISION
18-00104	January 19, 2024	January 28, 2024
18-00104	January 28, 2024	January 28, 2024
18-00104	January 28, 2024	January 28, 2024

SHEET NUMBER  
**C4  
 OF  
 C11**

**EXHIBIT B**



**NORTH REMOVAL PLAN**



**NORTH LAYOUT PLAN**

**LEGEND**

<p>W — EXISTING WATER MAIN</p> <p>— — EXISTING SANITARY SEWER</p> <p>— — EXISTING STORM SEWER</p> <p>G — EXISTING GAS MAIN</p> <p>OUV — EXISTING OVERHEAD UTILITY LINE</p> <p>X — X — EXISTING FENCE</p> <p>⊕ — EXISTING FIRE HYDRANT ASSEMBLY</p> <p>⊕ — EXISTING WATER VALVE</p> <p>⊕ — EXISTING MANHOLE OR CATCH BASIN</p> <p>⊕ — EXISTING SANITARY MANHOLE</p> <p>⊕ — EXISTING LIGHT POLE</p> <p>⊕ — EXISTING UTILITY POLE (W/ GUY WIRE)</p> <p>⊕ — EXISTING MANHOLE</p> <p>⊕ — EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED</p> <p>⊕ — EXISTING CONCRETE CURB AND GUTTER TO REMAIN</p>	<p>⊕ — EXISTING CONCRETE SIDEWALK TO BE REMOVED</p> <p>⊕ — AREA TO BE CURED OUT FOR PAVEMENT/SIDWALK</p> <p>⊕ — EXISTING STRIPING</p> <p>⊕ — EXISTING SIGN</p> <p>⊕ — EXISTING ELECTRIC PEDESTAL/TRANSFORMER</p> <p>⊕ — EXISTING TELEPHONE PEDESTAL</p> <p>⊕ — EXISTING TREE TO BE REMOVED (SIZE SHOWN)</p> <p>⊕ — EXISTING TREE</p> <p>⊕ — SAVE EXISTING TREE &amp; PERFORM ROOT PRUNING</p>	<p>— — EXISTING LOT LINE</p> <p>— — PROPOSED CURB AND GUTTER</p> <p>— — HOT MIX ASPHALT PAVEMENT, 6" AGGREGATE BASE COURSE, TYPE B, 1.5"</p> <p>— — PCC PAVEMENT, 7" AGGREGATE BASE COURSE, TYPE B, 5"</p> <p>— — PCC SIDEWALK, 5" AGGREGATE BASE COURSE, TYPE B, 4"</p> <p>— — PROPOSED STRIPING</p> <p>⊕ — NUMBER OF PROPOSED MARKING SPACES PAINTED YELLOW STRIPES</p> <p>⊕ — BENCHMARK</p> <p>⊕ — PROPOSED SIGN</p>
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**LAYOUT NOTES**

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT HOUSE WATCHES INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO ANCHOR POINTS CONTROL. PRIOR TO PROCEEDING WITH WORK.
2. SOIL CONSTRUCTION AND PAVERMENT HANDSHES SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
3. ALL SIGNS ARE DIMENSIONED TO THE BACK OF CURB, OR EDGE OF PAVEMENT WHEN CURB IS NOT PRESENT.
4. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN (TMP) OR CLOSURES OF LANES EXCEED THE OUTSIDE ESTABLISHED BY DOT.

BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 CHESEBRO SQUARE ON NE CORNER CONCRETE SIGN BASE	887.86
BENCHMARK 2 TOP BOLT BY THE "W" IN "W152" (LOCATED APPROX. 340' EAST OF BM 1)	889.10

**ARC DESIGN RESOURCES INC.**

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RENOVATION WORK AT  
**CHESEBRO ELEMENTARY SCHOOL FOR  
DEKALB CUSD #428**  
DEKALB, ILLINOIS

**RICHARD L. JOHNSON  
ASSOCIATES | ARCHITECTS**

SHEET IDENTIFICATION  
**NORTH REMOVAL & LAYOUT PLAN**

PROJECT INFORMATION	DATE	REV.	DATE
January 19, 2021			
Rev. Date	Rev. Date	Rev. Date	Rev. Date
RLJA P-19	2019-10		

SHEET NUMBER  
**C5  
OF  
C11**

