ORDINANCE 2021-022                      PASSED: JUNE 28, 2021

APPROVING THE FINAL DEVELOPMENT PLAN FOR THE PROPERTY
LOCATED AT 217 FRANKLIN STREET, DEKALB, ILLINOIS (SAFE
PASSAGE).

WHEREAS, Safe Passage (hereinafter referred to as "Applicant") is requesting approval of a Final
Development Plan, as required by Ordinance 2020-077, for the property commonly known as 217
Franklin Street, DeKalb, Illinois, and legally described in Exhibit A; and

WHEREAS, the City of DeKalb Planning and Zoning Commission met on June 21, 2021, and
recommended approval of the Final Development Plan to the City Council; and

WHEREAS, the City Council has reviewed the recommendations of the Planning and Zoning
Commission of the City of DeKalb and now determines it would be in the best interest of the City
to approve said Final Development Plan; and.

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

SECTION 1. That the Final Development Plan dated June 16, 2021, a copy of which is attached
hereto as Exhibit B, is hereby approved subject to the following conditions being addressed to the
satisfaction of the City staff prior to approval of a building permit.

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.

SECTION 2. That all provisions of the Unified Development Ordinance shall remain in full force
and effect and this Ordinance shall take effect upon its passage and approval according to Law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof
held on the 28th day of June 2021 and approved by me as Mayor on the same day. Passed on
First Reading by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Faivre,
Barnes. Nay: None. Absent: Verbic. Second Reading waived by a 7-0-1 roll call vote. Aye: Morris,

COHEN BARNES, Mayor

ATTEST:

Ruth A. Scott, Executive Assistant
EXHIBIT A

PARCEL ONE:

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. 8406226, SITUATED IN DEKALB COUNTY, ILLINOIS. (CONTAINS 42,883 SQ. FT.)

PARCEL TWO:

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. (CONTAINS 10,762 SQ. FT.)
EXHIBIT B

SITEPLAN

FOR

SAFE PASSAGE CENTER

SAFE PASSAGE, INC.

DEKALB, ILLINOIS

2021

INDEX OF SHEETS

01. COVER SHEET
02. GENERAL NOTES
03. DIMENSION PLAN
04. LAYOUT PLAN
05. UTILITY PLAN
06. GRADING PLAN
07. DETAILS
08. EXHIBITS
09. EROSION CONTROL PLAN

LOCATION MAP

INDEX OF CRDL

EXTEND

DATE:...

SIGNATURE:...

1 of 9
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR WALK AND RIDGE.
2. THE CONTRACTOR SHALL APPLY THE HEAT REFLECTIVE COATING ACCORDING TO THE SPECIFICATIONS FOR WALK AND RIDGE.
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WATER MAINS:

1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR WALK AND RIDGE.
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WATER MAIN SPECIFICATIONS:

Steel Pipe:

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Notes

1. TreeMap information obtained from geomatics data, grading, and utility data prepared by Wendler Environmental Services, Inc. datum NHVD 92.

2. Contractor responsible for verifying all quantities. Maps and other documents are certified and surveyed for the convenience of the Owner and jurisdictional agencies only. Quantities and totaluff is based on general information. Additional information and plans will be made for contracts required to complete the work as drawn.

3. Call 811/800 prior to excavation work. Contractor responsible for clearing and verifying all existing utilities. Notify City of all existing utilities noted by contractor activities as no responsibility for the same shall be charged to the Contractor. Any utility location errors are understood and agreed upon.

4. Refer to specifications for further information, standards, and notes.

1. TREE PROTECTION FENCING

Scale: 1" = 1'-0"

Metal fence panels
- "No Frills" if unique safety fence or as approved
- Fence at depletion of existing trees or at time of construction improvements within utility

Notes:
1. Trees to protect rent on bare of the existing trees from construction. Fence is to be extended to property lines.
2. Trees to be protected from construction. Fencing to be extended to property lines.
3. Contractor to maintain all protection fencing in proposed condition through time of construction improvements or later.
4. Contractor to remove protective fence nails after all construction work has been completed.