



2020002159

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 3/11/2020 11:06 AM
REC FEE: 75.00

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

PAGES: 5

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RECORDER NOT RESPONSIBLE
FOR REPRODUCTION

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 2020-014

APPROVING A SPECIAL USE PERMIT TO ALLOW FOR A DRIVE-THROUGH IN CONJUNCTION WITH A COFFEE AND ICE CREAM SHOP TO BE LOCATED AT 1406 SYCAMORE ROAD, DEKALB, ILLINOIS (JIM MASON- JLAR, LLC).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 9th day of March 2020.

WITNESS my hand and the official seal of said City this 10th day of March 2020.



RUTH A. SCOTT, Executive Assistant

Prepared by and return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
200 S. Fourth Street
DeKalb, Illinois 60115

APPROVING A SPECIAL USE PERMIT TO ALLOW FOR A DRIVE-THROUGH IN CONJUNCTION WITH A COFFEE AND ICE CREAM SHOP TO BE LOCATED AT 1406 SYCAMORE ROAD, DEKALB, ILLINOIS (JIM MASON- JLAR, LLC).

WHEREAS, the City of DeKalb (the "City") is a home rule municipality with the power and authority conferred upon it by the Illinois Constitution; and,

WHEREAS, JLAR Illinois, LLC (herein referred to as "Petitioner"), has petitioned the City for approval of a special use permit to allow a drive-through to be located in a proposed coffee and ice cream shop located at 1406 Sycamore Rd, Suite D, DeKalb, Illinois (herein referred to as "Subject Property"),

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the City's Planning and Zoning Commission on February 19, 2020; and

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

WHEREAS, the City Council has reviewed and adopts the following findings of fact of the Planning and Zoning Commission of the City of DeKalb, finds that the proposed special use permit is in conformance with the applicable factors contained therein, and finds that approval of the special use permit for the Subject Property is in the public interest and promotes the public health, safety and welfare;

STANDARDS OF A SPECIAL USE – ARTICLE 14.03.05 (2) OF THE UNIFIED DEVELOPMENT ORDINANCE

1. The proposed special use complies with all provisions of the applicable district regulations.

The proposed drive-through will comply with all regulations of the "GC" General Commercial District and the Unified Development Ordinance (UDO). Vehicle stacking is provided for the drive-through and adequate parking is already provided on the site per the UDO requirements. Pavement markings and directional signage will be added to make sure the drive-through operates appropriately and safely for the customers of the coffee and ice cream shop and other motorists.

2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. The site has been zoned commercial for decades and the commercial tenant space where the proposed special use will locate has existed for several decades also. The proposed drive-through will operate in a manner that is not detrimental to the

surrounding neighborhood. The subject site is in proximity to a variety of other commercial uses including a restaurant, video gaming establishment, cash store, retail uses, business/medical offices and offices for the State of Illinois. The nearest residential use to the proposed special use is approximately 300 feet away.

- 3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.**

The granting of the special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding area is already developed with a variety of commercial uses and some residential uses to the east of the site. The proposed drive-through will operate in a manner that is not detrimental to the surrounding neighborhood.

- 4. Adequate utility, drainage and other such necessary facilities have been or will be provided.**

Adequate public services are already provided to the subject site. Pavement markings and directional signage will be added to make sure the drive-through operates appropriately and safely for the customers of the coffee and ice cream shop and other motorists.

- 5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.**

The proposed special use will not be detrimental to the permitted developments and uses on the site or to the surrounding area. The previous tenant space previously contained a medical office. The proposed special use will take up a vacant commercial tenant space along Sycamore Road and will be an economic benefit to the corridor. Pavement markings and directional signage will be added to make sure the drive-through operates appropriately and safely for the customers of the coffee and ice cream shop and other motorists.

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 hereby incorporated herein by reference and made a part of this Ordinance.

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

LOT 2 OF MARTIN'S RESUBDIVISION OF PART OF LOT "N" OF GURLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1977 IN BOOK "R" OF PLATS, PAGE 55, AS DOCUMENT NO. 401715, IN DEKALB COUNTY, ILLINOIS.

The property is commonly known as 1406 Sycamore Road, Suite D, DeKalb, Illinois 60115, and has a Parcel Identification Number (PIN) of 08-14-427-020.

SECTION 3: The City's corporate authorities grant a special use permit for the Subject Property for a drive-through per the plans dated 2-27-20 prepared by the Petitioner and attached as Exhibit A.

SECTION 4: All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.

SECTION 5: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of this Ordinance.

SECTION 6: That all provisions of the UDO shall remain in full force and effect and this Ordinance shall take effect upon its passage and approval according to Law. The City Clerk or Executive Assistant shall record a copy of this Ordinance after execution of this Ordinance.

SECTION 7: The City Clerk or Executive Assistant of the City of DeKalb, Illinois is authorized and directed to attest the Mayor's signature.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 9th day of March 2020 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Second Reading waived 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

Jerry Smith



EXHIBIT A

SITE PLAN

TRACT A

PARCEL ONE: LOT 1 OF MARTIN'S RESUBDIVISION OF PART OF LOT "N" OF GURLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1977 IN BOOK "N" OF PLATS, PAGE 55, AS DOCUMENT NO. 401715, IN DEKALB COUNTY, ILLINOIS.

PARCEL TWO: LOT 2 OF MARTIN'S RESUBDIVISION OF PART OF LOT "N" OF GURLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1977 IN BOOK "N" OF PLATS, PAGE 55, AS DOCUMENT NO. 401715, IN DEKALB COUNTY, ILLINOIS.

PARCEL THREE: LOT 3 IN MARTIN'S RESUBDIVISION OF PART OF LOT "N" OF GURLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1977 IN BOOK "N" OF PLATS, PAGE 55, AS DOCUMENT NO. 401715, IN DEKALB COUNTY, ILLINOIS.

PARCEL FOUR: THE SOUTHWESTERLY 161 FEET OF THE SOUTHEASTERLY 40 FEET OF TRACT "C" (AS PER THE PLAT THEREOF RECORDED IN BOOK "N" OF PLATS, PAGE 147) OF LOT "N" OF PLAT OF SUBDIVISION OF A PART OF SECTIONS 13, 14 AND 24, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT IS RECORDED IN BOOK "D" OF PLATS, PAGE 6, IN THE DEKALB COUNTY RECORDER'S OFFICE AND COMMONLY KNOWN AS GURLEY'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TRACT "C"; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, THE SAME BEING THE NORTHWESTERLY LINE OF OAKWOOD AVENUE, A DISTANCE OF 40.03 FEET TO A POINT; THENCE NORTHWESTERLY, ON A LINE PARALLEL TO AND 40 FEET FROM (AS MEASURED AT RIGHT ANGLES THEREFROM) THE SOUTHWESTERLY LINE OF SAID TRACT "C", A DISTANCE OF 161.0 FEET TO A POINT; THENCE SOUTHEASTERLY, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID TRACT "C", A DISTANCE OF 40.03 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID TRACT "C"; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C", A DISTANCE OF 161.0 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE COUNTY OF DEKALB AND THE STATE OF ILLINOIS, EXCEPTING THE SOUTHWESTERLY 10 FEET THEREOF, TAKEN FOR OAKWOOD DRIVE, ALL IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

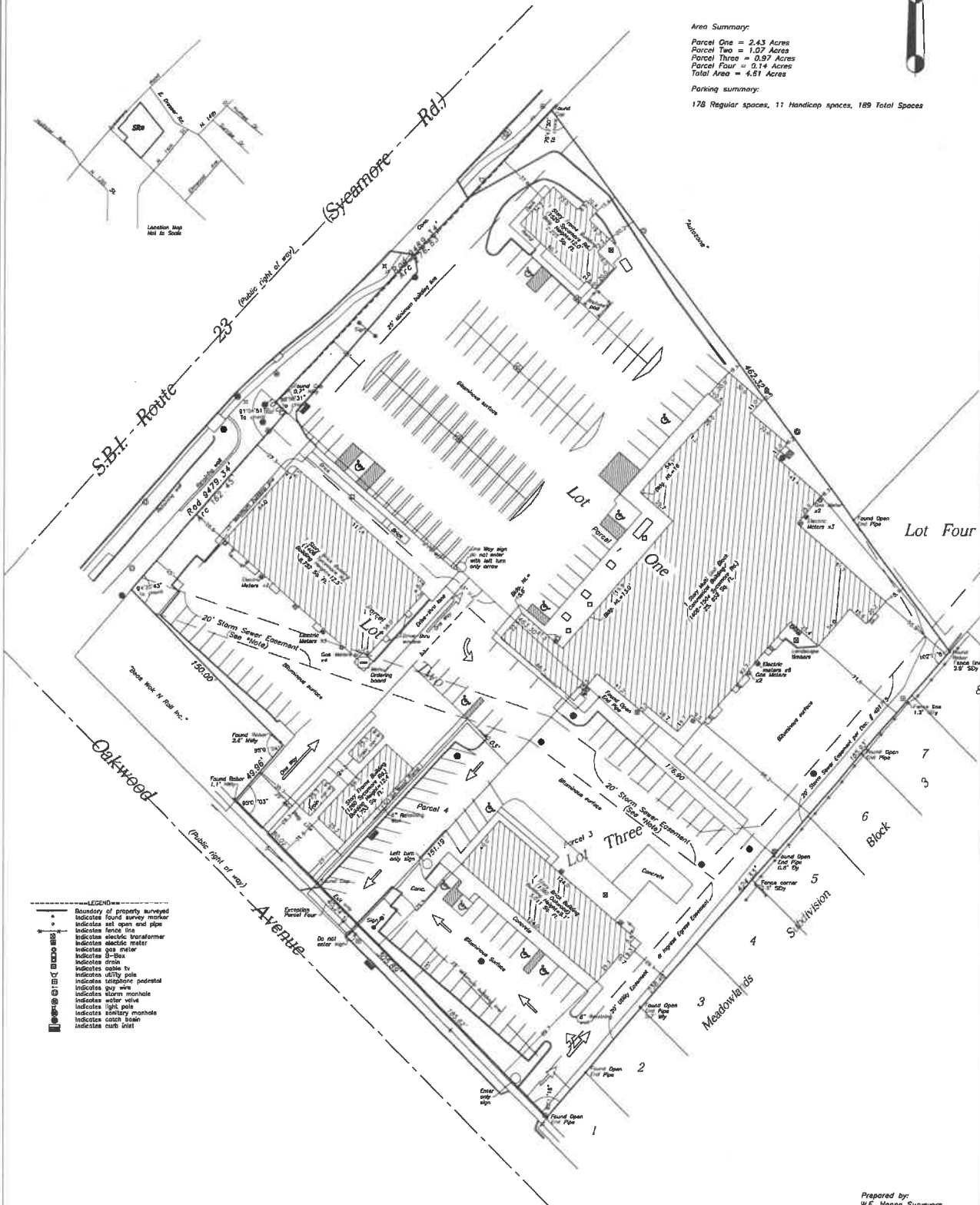
Scale 1"=30'

Area Summary:

Parcel One = 2.43 Acres
Parcel Two = 1.07 Acres
Parcel Three = 0.97 Acres
Parcel Four = 0.14 Acres
Total Area = 4.61 Acres

Parking summary:

178 Regular spaces, 11 Handicap spaces, 189 Total Spaces



120 N. Annie Glidden Road
DeKalb, IL 60115



815-756-1198
Fax: 815-756-1679

February 25, 2020

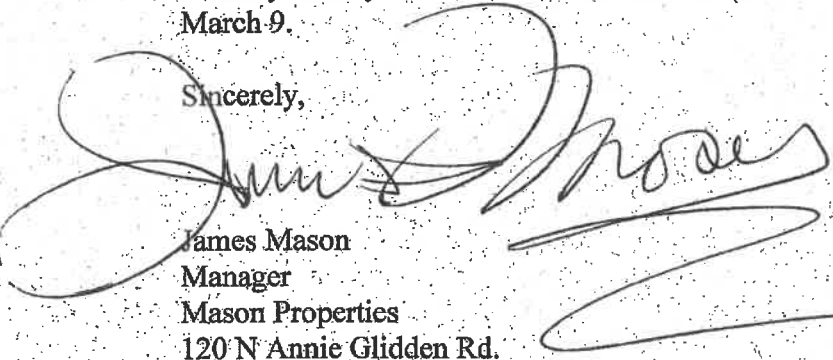
City Of DeKalb City Council
200 S Fourth Street
DeKalb, IL 60115

Dear Mayor Smith and DeKalb City Council Members,

We received a 5-0 vote in support from the City of DeKalb Planning and Zoning Commission in regards to our special use request for a drive up window located at 1406 Sycamore Rd in DeKalb. I, James Mason, request the DeKalb City Council to waive the second reading requirement and to accept the special use request upon first reading.

Thank you for your consideration in this matter and I look forward to presenting our plans on March 9.

Sincerely,



James Mason
Manager
Mason Properties
120 N Annie Glidden Rd.
DeKalb, IL 60115
(815)901-4309

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT
February 14, 2020**

TO: DeKalb Planning and Zoning Commission
FROM: Dan Olson, Principal Planner
RE: Special Use Permit for a drive-through -1406 Sycamore Road (JLAR Illinois, LLC)

I. GENERAL INFORMATION

- | | | |
|----|---------------------------------|---|
| A. | Purpose | Approval of a special use permit for a drive-through associated with a coffee and ice cream shop |
| B. | Location/Size | 1406 Sycamore Road, Suite D/4.5 acres |
| C. | Petitioner | JLAR Illinois, LLC, represented by James Mason |
| D. | Existing Zoning | “GC” General Commercial District |
| E. | Existing Land Use | Vacant commercial tenant space |
| F. | Proposed Land Use | Coffee and ice cream shop with drive-through |
| G. | Surrounding Zoning and Land Use | North: GC; various commercial uses
South: GC; various commercial uses
East: GC; various commercial uses
West: GC and SFR2; various commercial uses, park |
| H. | Comprehensive Plan Designation | Commercial |

II. BACKGROUND AND ANALYSIS

The applicant is proposing to establish a drive-through for an ice cream and coffee shop along the east side of a four-tenant building located at 1406 Sycamore Road. The proposed ice cream and coffee shop will be located in Suite D, which is 2,170 sq. ft. and previously contained a dentist office (Dr. Klobberdanz). The subject site is zoned "GC" General Commercial District and any drive-through requires the approval of a special use permit. The other tenants in the building include Ruby's Asian Market (Suite C), CJ's Gaming, (Suite B) and a future restaurant (Los Panchos Eggsperience Café) in Suite A. The operator of the proposed ice cream and coffee shop, Francisco and Lesly Morales, will also be operating the new Eggsperience Café in Suite A. Francisco and Lesly also operate Los Panchos Mexican Restaurant in Sycamore.

Customers of the ice cream and coffee shop drive-through will enter from the south. The menu board for the drive-through will be located just off the southeast corner of the building and two drive-through windows will be added to the east side of the building. There are currently three parallel parking spaces and one regular parking space that will have to be removed to accommodate the new drive-through lane. Landscaping along the east side of the building will need to be removed as well as modifications to the existing steps next to the building and a portion of the walkway in front of the building.

The Unified Development Ordinance (UDO) requires five (5) stacking spaces for drive-throughs. The proposed drive-through will accommodate five (5) stacking spaces without interfering with the traffic flow or parking for the shopping center. The staff has worked with the applicant on making changes to the site plan to modify the traffic flow in order to accommodate the drive-through. The applicant is revising the site plan to show those changes and will be presented at the Commission meeting on Wednesday. A rough marked-up plan is provided in the packet showing the changes that will be made to the plan. The drive along the east side of the building where the drive-through will be located will be made a one-way (northbound from Oakwood Ave.) and the drive-through lane will be striped to better designate its location. Motorist coming from the north in the existing parking lot will be required to go the east and then south along the west side of the Secretary of State's Office to exist the site. The drive to the west of the Secretary of State's Office will be made one-way going south to Oakwood Ave. Angle parking already exist to the west of the Secretary of State's Office so the re-configuration will match the current conditions. The far eastern access along Oakwood Ave. to the Secretary of State's Offices will be made one-way going into the site. Directional signage will be added to direct motorist to the drive-through and throughout the parking lot and access drives.

With special use permits the City can adopt conditions and we typically also look for improvements that can be made to bring the property into further compliance with the UDO. It should be noted with the special use permit approved for the adjacent indoor golf facility (1500 Sycamore Road) in 2019, the applicant fully screened the existing trash dumpster to the east of the cash store and installed landscaping along the Sycamore Road frontage.



The subject site and building are mostly surrounded by commercial uses including a restaurant, a video gaming establishment, cash store, retail uses, business/medical offices and the IL Secretary of State's and Dept. of Human Services Office. Single-family residential uses lie to the east of the site and a small multi-family development is to the northeast of the property. The nearest residential use to the proposed drive-through is approximately 300 feet away. There are a total 189 parking spaces provided in the lots in the shopping center and parking is shared between the various parcels with some reserved spaces. Cross easements for ingress and egress and easements for parking exist on the site. There are approximately 166 parking spaces required based upon the parking formulas in the UDO for the various uses.

III. STANDARDS OF A SPECIAL USE

1. The proposed special use complies with all provisions of the applicable district regulations.

The proposed drive-through will comply with all regulations of the "GC" General Commercial District and the Unified Development Ordinance (UDO). Vehicle stacking is provided for the drive-through and adequate parking is already provided on the site per the UDO requirements. Pavement markings and directional signage will be added to make sure the drive-through operates appropriately and safely for the customers of the coffee and ice cream shop and other motorists.

2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. The site has been zoned commercial for decades and the commercial tenant space where the proposed special use will locate has existed for several decades also. The proposed drive-through will operate in a manner that is not detrimental to the surrounding neighborhood. The subject site is in proximity to a variety of other commercial uses including a restaurant, video gaming establishment, cash store, retail uses, business/medical offices and offices for the State of Illinois. The nearest residential use to the proposed special use is approximately 300 feet away.

3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The granting of the special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding area is already developed with a variety of commercial uses and some residential uses to the east of the site. The proposed drive-through will operate in a manner that is not detrimental to the surrounding neighborhood.



4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

Adequate public services are already provided to the subject site. Pavement markings and directional signage will be added to make sure the drive-through operates appropriately and safely for the customers of the coffee and ice cream shop and other motorists.

5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.

The proposed special use will not be detrimental to the permitted developments and uses on the site or to the surrounding area. The previous tenant space previously contained a medical office. The proposed special use will take up a vacant commercial tenant space along Sycamore Road and will be an economic benefit to the corridor. Pavement markings and directional signage will be added to make sure the drive-through operates appropriately and safely for the customers of the coffee and ice cream shop and other motorists.

IV. CITIZEN RESPONSE/COMMENTS

We received a Citizen Response Form and follow up e-mail from Sean Niklas of Saren Restaurants representing JD Wesley, Inc, which own the adjacent Wendy's Restaurant along Sycamore Road. Mr. Niklas noted they have no objections to the proposal after reviewing the plans for the drive-through.

V. RECOMMENDATION

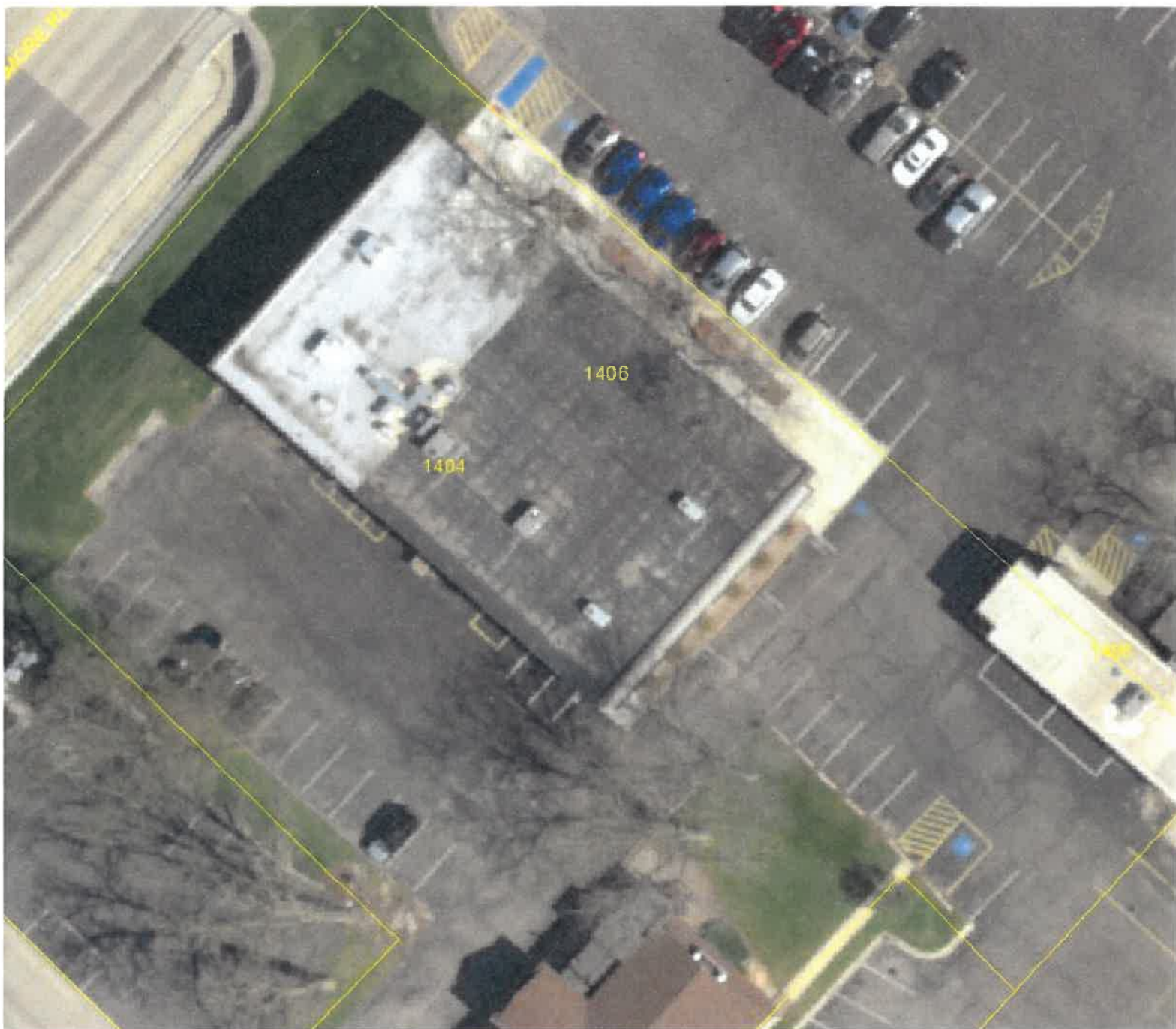
The applicant is revising the site plan based upon the discussions with staff and will be provided to the Commission at Wednesday's meeting. A sample motion has been prepared recommending approval.

Sample Motion:

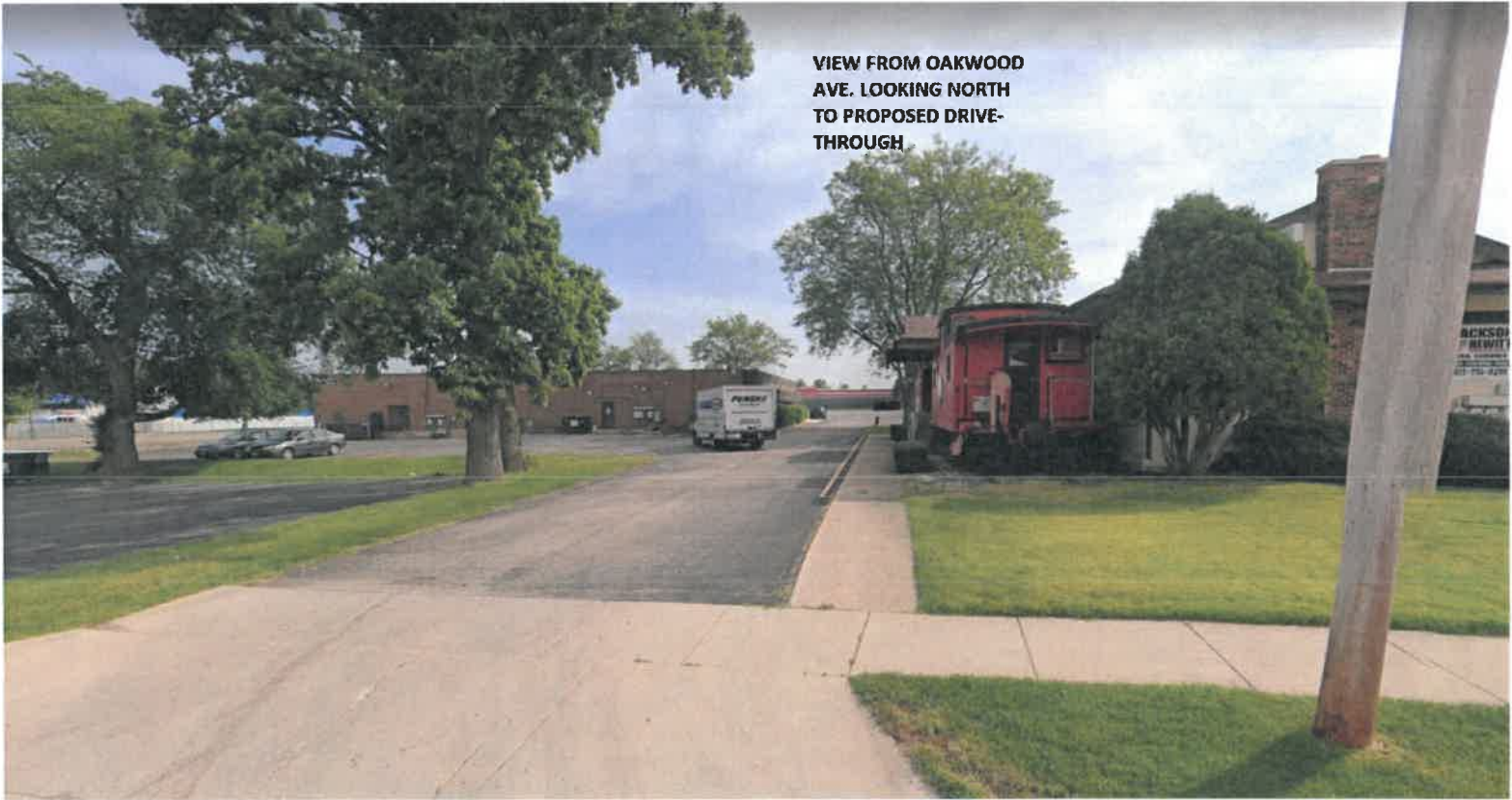
Based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a Special Use Permit for a drive-through for a coffee and ice cream shop located at 1406 Sycamore Road, Suite D per the site plan dated _____ and labeled as Exhibit A.







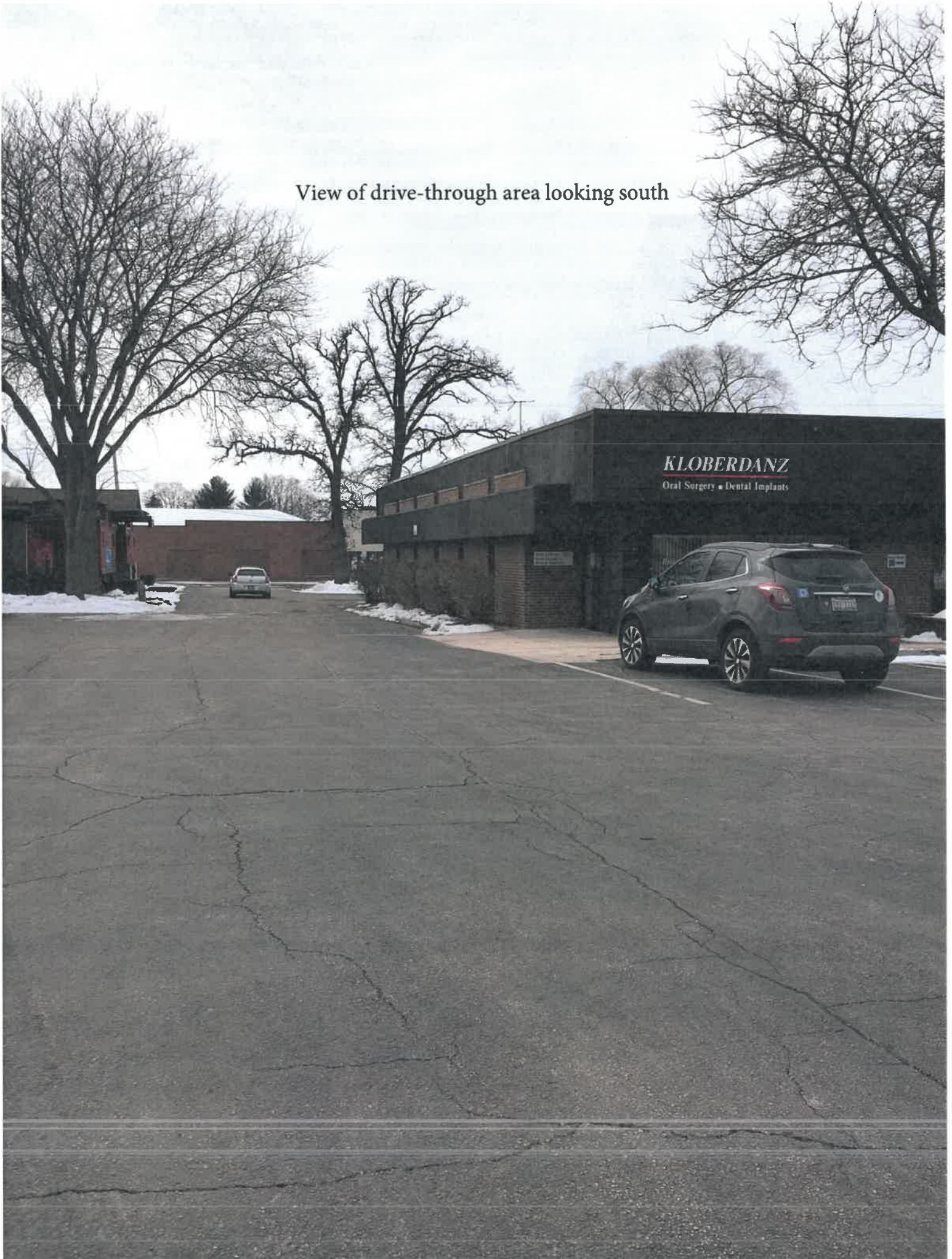
**VIEW FROM OAKWOOD
AVE. LOOKING NORTH
TO PROPOSED DRIVE-
THROUGH**





View from south of proposed drive-through area

View of drive-through area looking south



**VIEW FROM OAKWOOD
AVE. LOOKING NORTH
NEXT TO SECRETARY OF
STATE OFFICES**





SPECIAL USE PERMIT PETITION

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

FROM: Petitioner Name(s): James Mason Telephone: (815) 756-1198
Petitioner's Representative: _____ Cell: (815) 901-4309
Mailing Address: 120 N Annie Glidden Rd Email: Whitingsa@masonproperties.com
DeKalb, IL 60115

Property Owner: JLAR, LLC Telephone: (815) 756-1198
Mailing Address: 120 N Annie Glidden Rd Cell: (815) 751-8849
DeKalb, IL 60115 Email: Whitingsa@masonproperties.com

1. The petitioner hereby petitions the City of DeKalb to approve a Special Use Permit for the following property:

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper:

Parcel # 0814427020
See attached

B. Street Address or Common Location: 1406 Sycamore Rd. Suite D

C. Size (square feet or acres): 2170 square ft

D. Existing Zoning District: General Commercial

E. Proposed Special Use: Drive through window

F. Proposed Use and Description: On a separate piece of paper, describe the proposed use's characteristics such as operating hours, number of employees, capacity of facility, etc. Also, indicate whether or not the proposed use would: a) be in conformance with City's Comprehensive Plan and how the proposed use may; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public's health, safety, and welfare; and e) in conformance with all elements of the "UDO," Unified Development Ordinance.



2. The petitioner hereby submits the following information:

- ☐ Vicinity map of the area proposed for the special use
- ☐ List of current owner and mailing addresses of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned
- ☐ Petition fee (\$500.00)
- ☐ 6 full size copies and an electronic copy on a disk of a site plan, which must show the following items:
 - ☐ Property dimensions
 - ☐ Location and use of proposed structure
 - ☐ Number and location of parking spaces and loading area
 - ☐ Location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses
 - ☐ Location, type, and height of fencing or walls
 - ☐ Location and width of driveways and curb cuts; internal traffic patterns
 - ☐ Floor area (square footage)
 - ☐ Location of exterior lighting
 - ☐ Location, type, and height of signage
 - ☐ Direction of storm water flow, location of detention area

(Note to Petitioner: A site plan for a special use permit is intended to be a schematic plan only. All plans must eventually conform to other City standards prior to the issuance of any building permits or other permits.)

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: January 8, 2020 @ 2 PM

Those in attendance: Dan Olson, Jim Mason, Sarah Whiting

*(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 and 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 above information and affirms that it is true and correct.



6. Petitioner/property owner(s) hereby give the City of DeKalb permission to post a public notice sign(s) on the subject property.

[Signature]
Petitioner Signature

1.27.20
Date

Petitioner Signature

Date

Subscribed and sworn to before me
this 27 day of January, 2020.

Sarah Whiting
Notary Public Signature



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 Special Use Permit petition as described above (petitioner must sign if s/he is the owner).

[Signature]
Property Owner Signature

1.27.20
Date

Property Owner Signature

Date

Subscribed and sworn to before me
this 27 day of January, 2020.

Sarah Whiting
Notary Public Signature



Proposed Use and Description

The proposed use of the property located at 1406 Sycamore Rd. in DeKalb Illinois is an Ice Cream and Coffee Shop. We are proposing a drive through window at this location in Suite D. The proposed drive through window will not impact adjacent property values or impact the general public's health, safety, and welfare. We are also proposing some traffic flow and signage changes within the parking lot of the property to support the drive through traffic flow.

—

Property Address: 1321 Sycamore Rd. DeKalb

☐ I support the proposal.

☒ I support the proposal in general but would like to see specifics before I decide.

☐ I do not support the proposal.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



From: [Sean Niklas](#)
To: [Olson, Dan](#)
Subject: Re: FW: 1406 Sycamore Rd. Special Use Permit
Date: Monday, February 03, 2020 5:03:41 PM

[NOTICE: This message originated outside of the City Of DeKalb mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Thank you, Dan, for the additional information. I have no objections.

Sincerely,

Sean Niklas

President
Saren Restaurants, Inc.

[REDACTED]

a: 4221 Ed Urban Dr. Peru, IL 61354

w: www.sareninc.com **e:** [REDACTED]



Chase perfection...capture excellence.

On Feb 3, 2020, 3:05 PM -0600, Olson, Dan <Dan.Olson@CITYOFDEKALB.com>, wrote:

Sean,

Thanks for the response. I have provided a link below to our website that shows the proposed drive-thru location and description of the use. If you have any further questions, let me know.

<https://www.cityofdekalb.com/DocumentCenter/View/10717/1406-Sycamore-Road---SUP---Supporting-Docs---PH-Page-Website>

Dan Olson | Principal Planner

City of DeKalb | 200 South Fourth Street | DeKalb, IL 60115

Phone: 815-748-2361

Email: dan.olson@cityofdekalb.com | Website: www.cityofdekalb.com

<image001.png>

From: Sean Niklas [REDACTED]
Sent: Monday, February 03, 2020 9:38 AM
To: Olson, Dan <Dan.Olson@CITYOFDEKALB.com>
Subject: 1406 Sycamore Rd. Special Use Permit

[**NOTICE:** This message originated outside of the City Of DeKalb mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dan,

Please see attached.

Sincerely,

Sean Niklas

President

Saren Restaurants, Inc.

[REDACTED]
[REDACTED]
a: 4221 Ed Urban Dr. Peru, IL 61354

w: www.sareninc.com e: [REDACTED]



Chase perfection...capture excellence.

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