ORDINANCE 11-11  Passed April 11, 2011

APPROVING A SPECIAL USE PERMIT FOR A RETAIL PHARMACY WITH A DRIVE THROUGH FACILITY ON PROPERTY ZONED “GC” GENERAL COMMERCIAL, LOCATED AT 1022 WEST LINCOLN HIGHWAY.

WHEREAS, G.B. Illinois 2, LLC, requests a special use permit for a drive through facility to allow for a 13,225 square foot retail pharmacy on the southeast corner of Annie Glidden Road and West Lincoln Highway. The property is zoned “GC” General Commercial and is located at 1022 West Lincoln Highway, DeKalb; and,

WHEREAS, the DeKalb Planning and Zoning Commission held a public hearing and reviewed the request on March 16, 2011 and unanimously recommended approval, subject to conditions; now,

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

Section 1. That a Special Use Permit allowing a retail pharmacy with drive through facilities at 1022 West Lincoln Highway, be approved conditional upon the following:

1. A revised engineering plan, accompanied by the information about traffic circulation, access to the site and stacking as requested by the Public Works Department, be submitted for review and approval by the appropriate City departments prior to the issuing of any building permits.

2. A revised photometric plan, identifying the sources and levels of lighting proposed for the site that are in compliance with the Unified Development Ordinance be submitted for review at the time of the revised engineering plans and must be approved by the appropriate City departments prior to the issuing of any building permits.

3. Memorandums from the Engineering Department (ENG005-11), DeKalb Sanitary District (dated: March 1, 2011), DeKalb Police Department (dated: March 2, 2011), DeKalb Fire Department (dated: March 8, 2011) are to be addressed and corrected in revised Engineering Plans.

4. Landscape Plan be modified to remove four stall parking area and in its place continue the landscaping areas around the intersection frontage or add one landscaping area directly adjacent to the entrance of the building and parallel to the access point along Annie Glidden Road and found drawn in on the #3 Site Plan.

5. Landscape Plan is modified to install one additional landscaping island along the west property line located in the 15 parking stall area that would allow for one additional tree planting to keep the tree line regimented similar to the South Annie Glidden Corridor requirement located just south of the railroad.
6. Amend the building elevation to utilize the two differing colors of brick around three sides of the building given the buildings proximity to residential uses.

7. Approval of the signage plan with not more than one monument sign that is 62.63 square feet in size and 15 feet tall with a manual changeable copy board that does not exceed 18 square feet which is calculated as a part of the 62.63 square feet.

8. Any deviations to the layout of the site, or size of the building, must be resubmitted to the Planning and Zoning Commission for approval as an amendment to this special use permit.

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, held on the 11th day of April, 2011 and approved by me as Mayor on the same day. Received and filed (1st reading) March 28, 2011. Passed second reading on a roll call vote: 7-0. Aye: Simpson, Teresinski, Verbic, Gallagher, Naylor, Baker, Kammes.

ATTEST:

[Signature]
STEVEN KAPITAN, City Clerk

[Signature]
KRIS POVLSEN, Mayor