ORDINANCE 2014-07    Passed: March 24, 2014

APPROVING A SPECIAL USE PERMIT FOR A RESTAURANT WITH DRIVE THRU FACILITY ALONG WITH SIGNAGE WAIVERS (CULVER’S) AT 1262 WEST LINCOLN HIGHWAY, DEKALB ILLINOIS.

WHEREAS, Jeff and Marcia Newkirk request the approval of a Special Use Permit for a proposed Culver’s drive-thru and sign waivers for a restaurant located at 1262 West Lincoln Highway on property zoned “LC” Light Commercial to redevelop the 1.19 acre property into a 4,207 square foot Culver’s restaurant and drive-thru; and,

WHEREAS, the DeKalb Planning and Zoning Commission held a public hearing and reviewed the request on February 26, 2014 and recommended conditional approval of the special use permit by a vote of 7-0 subject to conditions; now,

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

Section 1. That a special use permit for a drive-thru facility and sign waivers for a restaurant located at 1262 West Lincoln Highway on property zoned “LC” Light Commercial, be approved, subject to the following conditions:

- The drive-thru as reflected in the attached Preliminary Plan shall be hereby approved, and the Principal Planner shall confirm that the construction of the facility adheres to the design specifications of the Preliminary Plan attached hereto as Exhibit A.
- The Landscaping Plan attached hereto as Exhibit B is hereby approved, subject to the following conditions: a) the Landscaping Plan shall be updated to reflect the inclusion of a six (6) foot tall privacy fence along the southerly boundary of the development; and, b) the Landscaping Plan shall be updated to include a tree for every thirty (30) linear feet along the south property boundary. The design, orientation, and hybrid of tree selected, along with the design and materials for the proposed privacy fence shall be subject to review and approval by the Principal Planner, in his discretion.
- The proposed monument sign shall be approved consistent with Exhibit C, depicting option two (2), and also depicting two (2) approved waivers from the sign ordinance regarding height and maximum size of the changeable copy portion of the sign.
- The building elevation on the east side of West Lincoln Highway be modified to incorporate the “manufactured limestone veneer” around the drive-thru window façade (east building side) similar to the look of the other two entryways found elsewhere on the north and west sides of the building and identified on sheet A2.

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 24th day of March, 2014 by roll call vote. Received and filed, waived second reading and passed by and 8-0 roll call vote. Aye: Jacobson, Finucane, Lash, Snow, Naylor, Baker, O’Leary, Rey.

ATTEST:

ELIZABETH E. PEERBOOM, City Clerk

JOHN A. REY, Mayor
OPTION #2

MM-32 D/I Illuminated Monument Sign - with MRB

Specifications:
- Sign Center: Aluminum
- Face Panels: 320 White Thermofinished SS Polycarbonate with Translucent film front surface - pan formed & embossed.
- Access: Roman sign base to remove trouble of sign
- Wind Load: Minimum wind load 20 psf
- MRB Copy Size: Garamond 6" High Black Condensed Font Letter on a 9-7/8" panel
- Standard size letters
- MRB Copy Color: Black
- MRB Cutouts: Expanded corner cutouts and gap that ranges from bottom and opens from top
- Composite polycarbonate (not separate part) on one side, second surface, outer on the other side (cover)

Color Specifications:
- Sign Exterior: Matthews #32 White or Equivalent
- Sign Graphics Color: Blue / PMVS-2501 / Red / VO/M14/1

Base Size:
- Sign Base Material: Brick base to match new building structure (by Others)