ORDINANCE 13-53 Passed: September 23, 2013

APPROVING A REZONING AMENDMENT TO THE PLANNED DEVELOPMENT COMMERCIAL “PD-C” DISTRICT FOR A QUICK SERVICE RESTAURANT WITH A DRIVE THROUGH FACILITY AND APPROVE A Final COMMERCIAL DEVELOPMENT PLAN ILLUSTRATING THE DRIVE THROUGH LOCATION ON PROPERTY LOCATED AT 2476 SYCAMORE ROAD.

WHEREAS, Chicago Bread, LLC, requests approval of a petition to amend the ordinance approving the “PD-C” Planned Development-Commercial zoning district and Final Commercial Development Plan located at 2476 Sycamore Road, DeKalb; and,

WHEREAS, the DeKalb Planning and Zoning Commission held a public hearing and reviewed the request on August 14, 2013 and unanimously recommended, subject to conditions; now,

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

Section 1. That an amendment to the development’s PD-C Planned Development Commercial zoning ordinance to operate a drive through facility on the subject property and approve a final commercial development plan illustrating the drive through location, be approved conditional upon the following:

1. That the revised landscaping plans satisfy the standards and requirements of the UDO,
2. That the trash enclosure be moved and located in the proposed southeastern location of the parking lot, and property and adequately screened with landscaping and related improvements.
3. That the east elevation of the building be enhanced, and all awnings installed, as shown on the plans to allow for a four-sided-architecturally-complement building façade,
4. That the applicant and staff jointly analyze the entrance to the drive-through lane and jointly determine whether a modified entry lane configuration might be possible to reduce the possibility of vehicular congestion during very busy drive-through hours,
5. Provide details for pavement thickness replacement that meets the minimum requirements of the Unified Development Ordinance (UDO);
6. Provide details on the pavement striping materials; and,
7. Resolution of such other, plan-related matters as shall be required by the City Manager.

The foregoing matters shall be demonstrated to the satisfaction of the City Manager, with the recommendation of the Principal Planner.

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 23rd day of September, 2013, and approved by me as Mayor on the same day. Passed on second reading on a roll call vote 8-0. Aye: Jacobson, Finucane, Lash, Snow, Naylor, Baker, O'Leary, Rey.
ATTEST:

ELIZABETH E. PEERBOOM, City Clerk

JOHN A. REY, Mayor
ILLUMINATED CHANNEL LETTERS AND LOGO ON BACKER PANEL

- .080 ALUMINUM BACKER PANEL
- .063 ALUMINUM CHANNEL LETTER BACK
- 5" DEEP BLACK CHANNEL
- WHITE LED LIGHTING
- #7328 WHITE ACRYLIC FACE, 1st SURFACE TRANSLUCENT, PMS 12555 VINYL
- AND H.P. BLACK Vinyl APPLIED
- 1" BLACK TRIMCAP
- REMOTE POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LISTED
- 2 AMP DRAW @ 120V

ILLUMINATED DRIVE-THRU CHANNEL LETTERS ON BACKER PANEL

- .080 ALUMINUM BACKER PANEL
- .063 ALUMINUM CHANNEL LETTER BACK
- 5" DEEP WHITE CHANNEL
- WHITE LED LIGHTING
- #7328 WHITE ACRYLIC FACE, 1st SURFACE H.P. BLACK VINYL APPLIED, COPY REVERSED OUT
- 1" WHITE TRIMCAP
- REMOTE POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LISTED
- 1 AMP DRAW @ 120V

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
ILLUMINATED CHANNEL LETTERS AND LOGO ON BACKER PANEL
- .080 ALUMINUM BACKER PANEL
- .063 ALUMINUM CHANNEL LETTER BACK
- 5" DEEP BLACK CHANNEL
- WHITE LED LIGHTING
- #7228 WHITE ACRYLIC FACE, 1st SURFACE TRANSLUCENT PMS 1355 VINYL AND H.P. BLACK VINYL APPLIED
- 1" BLACK TRIMCAP
- REMOTE POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LISTED
- 2 AMP DRAW @ 120V

ILLUMINATED DRIVE-THRU CHANNEL LETTERS ON BACKER PANEL
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1" WHITE TRIMCAP
- REMOTE POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LISTED
- 1 AMP DRAW @ 120V
(2) 15.2" x 37 ½" x 12" deep double face internally illuminated drive-thru signs

Cabinet: 12" deep extruded aluminum w/ 1 ½" retainer, painted SATIN BLACK
Faces: CLEAR 3/16" thick Lexan, PMS 5757 U GREEN and BLACK painted on 2nd surface.
BEIGE translucent logo and WHITE translucent background applied
Illumination: Tetra Power Strip LED Lighting Modules
Power: (1) 20amp circuit @ 120v
Post: 3" x 3" x 1/4" square aluminum, painted SATIN BLACK, direct bury in 1-0" diameter x 3-6' deep concrete footing

(1) 13" x 42 ½" x 12" deep double face internally illuminated do not enter sign

Cabinet: 12" deep extruded aluminum w/ 1 ½" retainer, painted Satin Black
Faces: Clear 3/16" thick Lexan, PMS 5757 U Green and Black painted on 2nd surface.
BEIGE translucent logo and White translucent background applied
Illumination: Tetra Power Strip LED Lighting Modules
Power: (1) 20amp circuit @ 120v
Post: 3" x 3" x 1/4" square aluminum, painted Satin Black, direct bury in 1-0" diameter x 3-6' deep concrete footing
3" X 3" X 21" STEEL SQUARE TUBE
2" X 2" X 1/4" ALUMINUM TUBE FRAME
620" X 4" X 36" STEEL PLATES
2" X 4" X .375" STRUCTURAL ALUM. CHANNEL
1/2" BOLTS
9" STEEL SQ. TUBE
18 3/4" 6" X 6" TUBE
14" X 14" X 6" FABRICATED ALUMINUM BASE COVER
TEXTURE: PANERA GREEN COLOR MAP: 403 GREY
ORDER HERE
(1) 9" X 9" X 9" X 10" SPEAKER STAND W/ CANOPY
Canopy column: 6" X 6" square steel tube, painted Purple
Canopy painted Panera Green (PM5 5757) and Panera Purple (PM5 518)
Speaker box: fabricated aluminum painted Panera Green (PM5 5757) w/ H.P. vinyl graphics

FOUNDATION BY G.C.
(1) 8½" x 11" x 8½" x 11½" deep single face internally illuminated menu sign

Menu cabinets: Extruded aluminum, painted Bistro Black, hinged rear, cover w/ lock, 1/16" Lexan insert, sleeves illumination: Tetra Power-Strip LED Lighting Modules
Power: (2) circuits @ 120v
Wing: fabricated aluminum painted Panama Green (FMS 5757)
Reveal: 0" aluminum, painted Bistro Black
Base: texture painted Colorpro #429 F6 Grey
PANERA BREAD CAFÉ
4007
SITE PHOTOS & INTERSECTION SIGHT LINES

DeKalb, Illinois
9/10/2013
LOCATION: SOUTH ENTRANCE

DESCRIPTION: VIEW LOOKING S.E. FROM CAR EXITING SITE. YELLOW TRUCK IS PARKED IN PROPOSED TRASH ENCLOSURE LOCATION.
LOCATION: ENTRANCE ROAD INTERSECTION

DESCRIPTION: VIEW LOOKING N.W. TOWARDS STOP LIGHT AT ROUTE 23 FROM THE EAST QUADRANT OF THE ENTRANCE ROAD INTERSECTION.

YELLOW TRUCK IS PARKED IN PROPOSED TRASH ENCLOSURE LOCATION.
LOCATION: ENTRANCE ROAD INTERSECTION

DESCRIPTION: VIEW LOOKING N.W. TOWARDS STOP LIGHT AT ROUTE 23 FROM THE EAST QUADRANT OF THE ENTRANCE ROAD INTERSECTION.

YELLOW TRUCK IS PARKED IN PROPOSED TRASH ENCLOSURE LOCATION.