ORDINANCE NO. O-2021-09

AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT TO CONSTRUCT A DUAL LANE DRIVE THRU ON PROPERTY COMMONLY KNOWN AS 301 EAST LOOP ROAD – CHICK-FIL-A

WHEREAS, on February 1, 2010 the Wheaton City Council approved Ordinance No. F-1471 "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHEAST CORNER OF EAST LOOP ROAD AND BUTTERFIELD ROAD GRADY'S/COZYMEL'S RESTAURANTS - CHICK-FIL-A" (Original Ordinance); and

WHEREAS, on April 19, 2010 the Wheaton City Council approved Ordinance No. F-1480 "AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT TO REVISE THE DRIVE-THRU LANE TO INCLUDE A MULTI-POINT ORDERING LAYOUT ON PROPERTY COMMONLY KNOWN AS 301 EAST LOOP ROAD – CHICK-FIL-A" (Amended Ordinance); and

WHEREAS, the owner has submitted to the City a request to amend the Original Ordinance and Amended Ordinance to construct a dual lane drive thru which necessitates the construction of a small addition on the rear of the restaurant, face-to-face order and delivery canopies and several other site plan modifications and the City has determined that the requested amendment is a major change to the Planned Unit Development which may be implemented without public hearing pursuant to the provisions of Section 5.11.F of the Wheaton Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers as follows:

Section 1: The real property, legally described in Exhibit A, which is attached hereto and incorporated herein, has been and continues to be zoned in the C-5 Planned Commercial District zoning classification.

Section 2: Section 2 of the Amended Ordinance shall be amended to include the use of the following plans attached as Exhibit B in lieu of those described in the Amended Ordinance: The plans entitled "CHICK-FIL-A WHEATON FSU 2021 REINVESTMENT 301 E LOOP ROAD WHEATON, IL 60189 SITE PLAN C-200 and SITE PLAN DETAIL C-210 dated 2/19/21, both prepared by GBC Design, Inc. Akron, Ohio and the Exterior Elevations entitled Store 2734, 301 East Loop Road Wheaton, Il 60189 prepared by Chipman Design Architecture Inc. , Des Plaines, IL Sheets A-2.1 and A-2.2".

Section 3: In all other respects, the terms and conditions of the Original Ordinance and Amended Ordinance are ratified and remain in full force and effect.

Section 4: This ordinance shall become effective after its passage, approval and publication in pamphlet form in the manner described by law.

Mayor

ATTEST:

City Clerk

Roll Call Vote:

Ayes: Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba

Nays: None

Absent: None

Motion Carried Unanimously

Passed: March 1, 2021
Published: March 2, 2021

EXHIBIT A

LOT 1 IN DANADA FARMS EAST UNIT 4, BEING A RESUBDIVISION OF LOT 11 IN THE DANADA FARMS EAST UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 28 AND THE NORTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1996 AS DOCUMENT R96-0858160, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-28-403-028

The subject property is commonly known as 301 East Loop Road, Wheaton, IL 60189.

EXHIBIT B

PARCEL ID: 05-28-403-020

PARCEL SIZE: 2.2009 AC

ZONING INFORMATION:

EXISTING ZONING: C-3 (PLANNED COMMERCIAL)

HIGHWAY DISTRICT: 40'

REQUIRED SETBACKS

	BUILDING	LANDSCAPING
FRONT (BUTTERFIELD ROAD)	25'	15'
SIDE (EAST LOOP ROAD)	25'	15'
SIDE (COLEMAN)	15'	10'
REAR (PARKING LOT)	15'	10'

PARKING SUMMARY: PROPOSED CONDITIONS

REQUIREMENT: 15 SPACES PER 1,000 GROSS FLOOR AREA

EXISTING: 4,610 S.F. / 1,000 S.F. = 4.61
4.61 x 15 SPACES = 70 SPACES REQUIRED

PROPOSED: 4,788 S.F. / 1,000 S.F. = 4.79
4.79 x 15 SPACES = 72 SPACES REQUIRED

PARKING SPACES PROVIDED (EXISTING)

REGULAR SPACES	= 97
ACCESSIBLE SPACES	= 3
TOTAL	= 100

PARKING SPACES PROVIDED (PROPOSED)

REGULAR SPACES	= 64
ACCESSIBLE SPACES	= 4
TOTAL	= 68

EXISTING AREA TABULATION

IMPERVIOUS AREA

BUILDINGS	= 4,585 S.F.
ASPHALT PAVEMENT	= 31,307 S.F.
CONCRETE PAVEMENT	= 13,048 S.F.
SUBTOTAL	= 67,963 S.F. (70.89%)

PERVIOUS AREA

LANDSCAPE/PLANTING	= 27,908 S.F. (29.11%)
TOTAL AREA	= 95,871 S.F. (2.2009 AC.)

NEW DEVELOPMENT AREA TABULATION

IMPERVIOUS AREA

BUILDINGS	= 4,788 S.F.
ASPHALT PAVEMENT	= 48,126 S.F.
CONCRETE PAVEMENT	= 15,424 S.F.
SUBTOTAL	= 68,338 S.F. (71.33%)

PERVIOUS AREA

LANDSCAPE/PLANTING	= 27,533 S.F. (27.47%)
TOTAL AREA	= 95,871 S.F. (2.2009 AC.)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	100.14'	367.00'	29°41'03"	57.25'	166.00'	N 09°21'17" E

FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 17043C0163J. A MAP REVISED DATE OF AUGUST 1, 2016, IN DU PAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

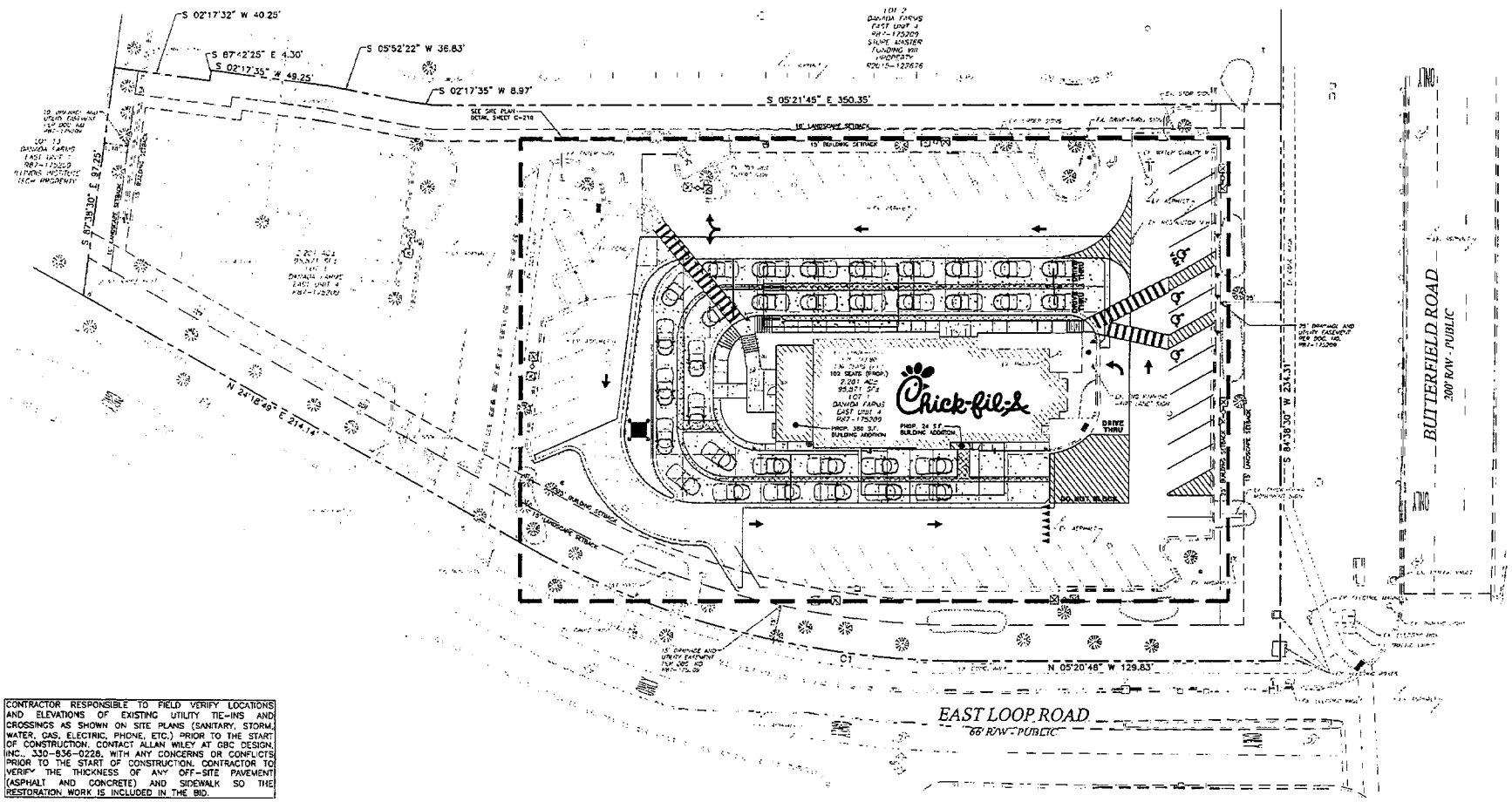
LEGEND

- PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- PROP. VALVE
- EX. VALVE
- PROP. MANHOLE
- EX. MANHOLE
- PROP. INLET
- EX. BOX INLET
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. ACCESSIBLE RAMP - RAMP IS NOT TO BE SCORED OR GROOVED

LEGEND

- EX. CURB
- PROP. CURB & GUTTER
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT/WALK
- STRIPING PER CHICK-FIL-A DUAL FLOW LANE REQUIREMENTS

SCALE: 1" = 20'



CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-3782

CHICK-FIL-A
WHEATON FSU
2021 REINVESTMENT
301 E LOOP ROAD
WHEATON, IL 60189

FSU# 02734

REVISION SCHEDULE
NO. DATE DESCRIPTION

GBC PROJECT # 530918
PRINTED FOR
DATE 2/19/21
DRAWN BY BAW

SHEET
SITE PLAN

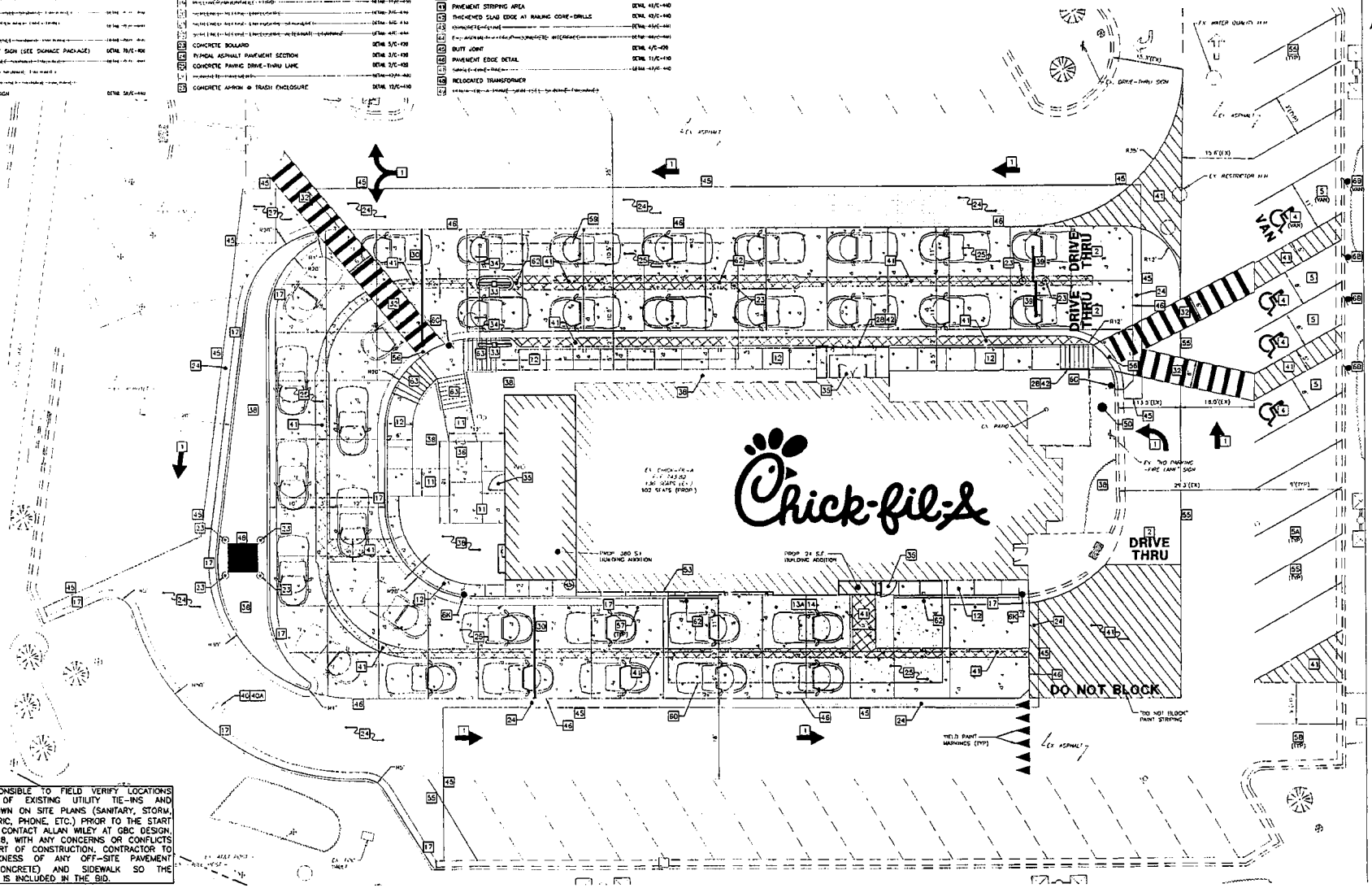
SHEET NUMBER
C-200

NOTE: FOR CONCRETE PAVEMENT CONSTRUCTION - SEE JOINTING DETAILS 7, 8, 9, & 10 ON SHEET C-410 AND DETAIL 1 ON SHEET C-440

SITE PLAN DESIGN NOTES & KEY PLAN

1	PAINTED DIRECTIONAL ARROW	DETAIL 8/C-400
2	PAINTED DRIVE-THRU GRAPHICS	DETAIL 2/C-400
3	PAINTED ACCESSIBILITY PARKING SYMBOL	DETAIL 1/C-401
4	ACCESSIBLE PARKING STALL	DETAIL 3&4/C-400
5	60" PARKING STALL	DETAIL 4/C-400
6	90° PARKING STALL	DETAIL 2/C-400
8	DIRECTIONAL SIGNAGE (SEE SIGNAGE PACKAGE)	DETAIL 7/C-400
28	"ACCESSIBLE PARKING" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 6/C-400
30	"PEDESTRIAN CROSSWALK" SIGN (SEE SIGNAGE PACKAGE)	DETAIL 7B/C-400
31	"MEAL DELIVERY ZONE" SIGN	DETAIL 5A/C-400
32	SIDEWALK ACCESSIBLE RAMP	DETAIL 3/C-410
33	CONCRETE SIDEWALK	DETAIL 9/C-400
35	SIDEWALK WITH CURB & GUTTER	DETAIL 10/C-400
36A	DRIVE-THRU PLAN - FLUSH WITH FFE	DETAIL 8/C-430
36B	DRIVE-THRU ISOMETRIC	DETAIL 9/C-430
37	CONCRETE CURB & GUTTER - TYPE "B"	DETAIL 11A/C-400
38	CONCRETE BOLLARD	DETAIL 5/C-420
39	TYPICAL ASPHALT PAVEMENT SECTION	DETAIL 3/C-430
40	CONCRETE PAVING DRIVE-THRU LANE	DETAIL 2/C-430
40A	CONCRETE APRON @ TRASH ENCLOSURE	DETAIL 12/C-410
41	ALUMINUM HANDRAIL	DETAIL 6/C-420
42	EXPANSION JOINT	DETAIL 6/C-410
43	CROSSWALK MARKING	DETAIL 7/C-470
44	DRIVE-THRU ORDER POINT ISLAND	DETAIL 7/C-430
45	MENU BOARD LOOP DETECTION SYSTEM	DETAIL 5 & 6/C-430
46	5'x5' LANDING AND ENTRY DOOR FROST SLAB	DETAIL 1/C-430
47	GREASE TRAP (SEE UTILITY PLAN)	
48	BUILDING DOWNSPOUT CONNECTION (TO CONNECT TO SITE DRAINAGE SYSTEM)	DETAIL 10/C-430
50	LANDSCAPED AREA (SEE LANDSCAPE PLAN)	
51	DRIVE-THRU CLEARANCE BAR	DETAIL 10/C-430
52	TYPICAL SECTION AT STORM/SANITARY STRUCTURE	DETAIL 12/C-430
53	STORM WEEP HOLE DETAIL	
54	PAVEMENT STRIPING AREA	DETAIL 4/C-440
55	THICKENED SLAB EDGE AT RAILING CORE-DRILLS	DETAIL 4/C-440
56	[illegible]	DETAIL 4A/C-440
57	[illegible]	DETAIL 4A/C-440
58	BUTT JOINT	DETAIL 4/C-420
59	PAVEMENT EDGE DETAIL	DETAIL 11/C-410
60	RELOCATED TRANSFORMER	DETAIL 4/C-440
61	RELOCATED FLAGPOLE	
62	4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB	
63	4" WIDE PAINT STRIPE	
65	CURB & GUTTER AT ACCESSIBLE RAMP	DETAIL 3A/C-440
67	MAGNETIC DELINEATOR	DETAIL 5/C-440
68	PROPOSED FSF CANOPY - SEE CANOPY PLANS	
69	PROPOSED CMD CANOPY - SEE CANOPY PLANS	
70	STORM SEWER CLEANOUT DETAIL	DETAIL 6C/C-400
71	RETURNED CURB ACCESSIBLE RAMP	

SCALE: 1" = 10'



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Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-299

GBC DESIGN, INC.
365 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0225 Fax 330-535-5782

CHICK-FIL-A
WHEATON FSU
2021 REINVESTMENT
301 E LOOP ROAD
WHEATON, IL 60189

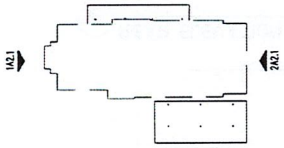
FSU# 02734

REVISIONS SCHEDULE NO	DATE	DESCRIPTION

GBC PROJECT # 530789
PRINTED FOR
DATE 2/18/21
DRAWN BY BAW

SHEET
SITE PLAN DETAIL

SHEET NUMBER
C-210

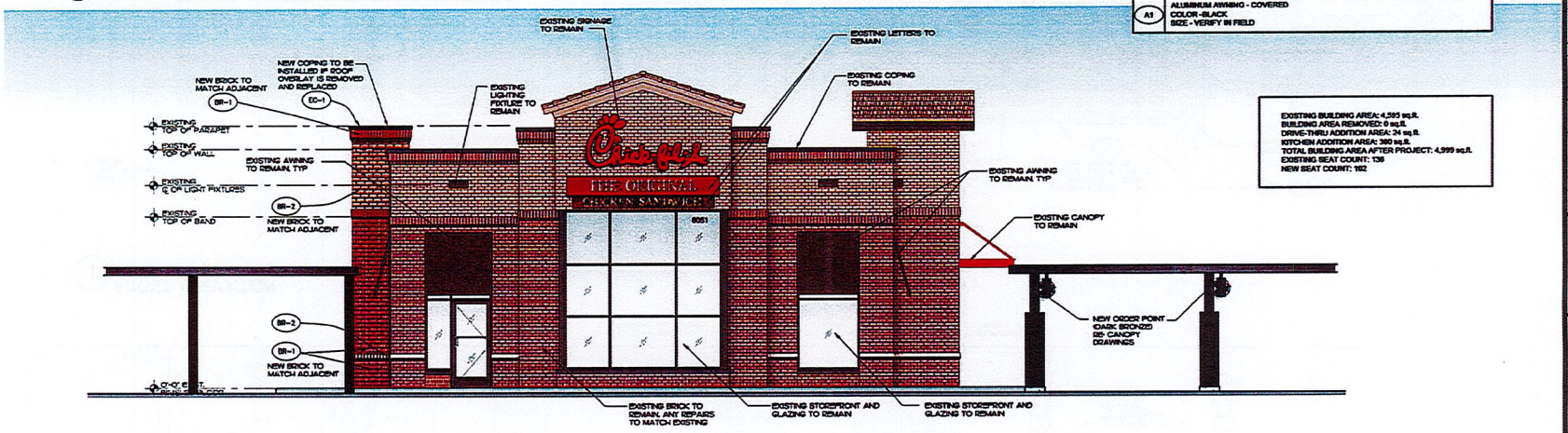


4 KEY PLAN

SCALE: N.T.S

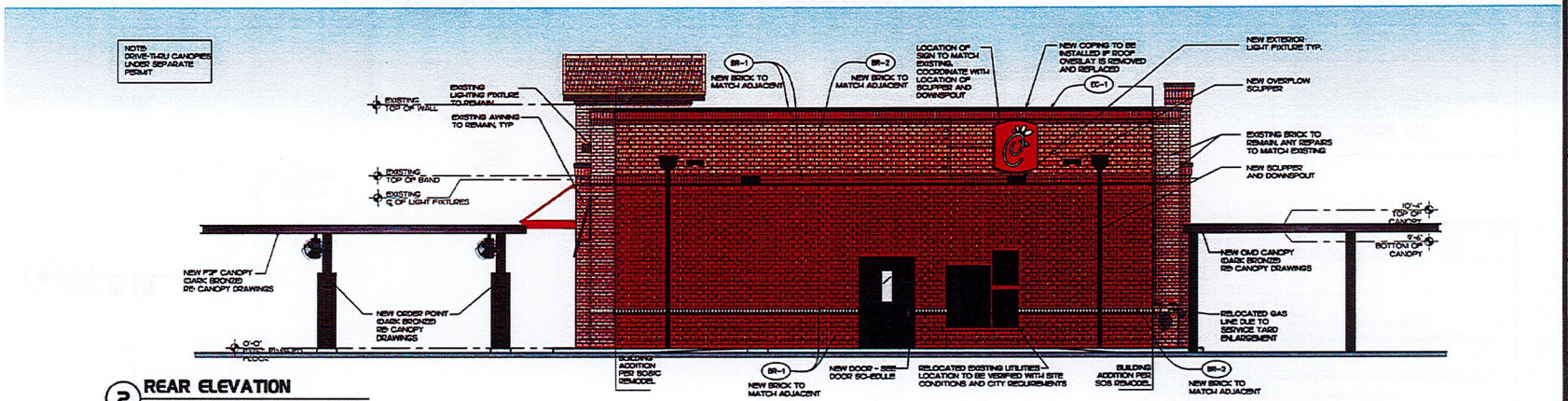
3	EXTERIOR FINISH SCHEDULE
BR-1	BRICK #1 (MODULAR SIZE) MATCH EXISTING: RED VELOUR BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
BR-2	BRICK #1 (MODULAR SIZE) MATCH EXISTING: TAN BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
EC-1	PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - DARK BRONZE (MATTE)
AW-21	AWNING FABRIC SUNBRELLA 4694-000 / SLATE
A1	ALUMINUM AWNING - COVERED COLOR -BLACK SIZE - VERIFY IN FIELD

EXISTING BUILDING AREA: 4,595 sq.ft.
BUILDING AREA REMOVED: 0 sq.ft.
DRIVE-THRU ADDITION AREA: 24 sq.ft.
KITCHEN ADDITION AREA: 380 sq.ft.
TOTAL BUILDING AREA AFTER PROJECT: 4,999 sq.ft.
EXISTING SEAT COUNT: 139
NEW SEAT COUNT: 102



1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



2 REAR ELEVATION

SCALE: 3/16" = 1'-0"

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
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Seal

CHERNIAK DUBOIS INC
ARCHITECTS & PLANNERS
1111 E. TOWNY AVE.
WHEATON, ILLINOIS 60187
PHONE: 630.653.8000

STORE #2734
WHEATON

301 E LOOP RD
WHEATON, IL 60189

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION: SOBC
ISSUE DATE: XX/XX/21

Job No. : XX-XXXX
Store : 2734
Date : XX/XX/21
Drawn By : JD,SW
Checked By: BM

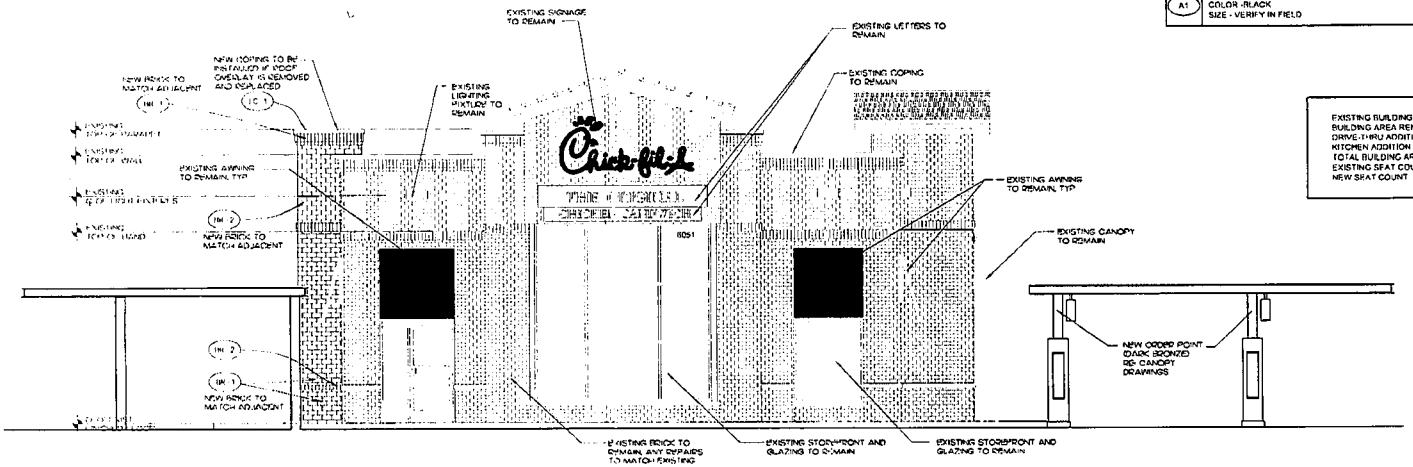
Sheet
A-2.1

4 KEY PLAN

SCALE: N.T.S.

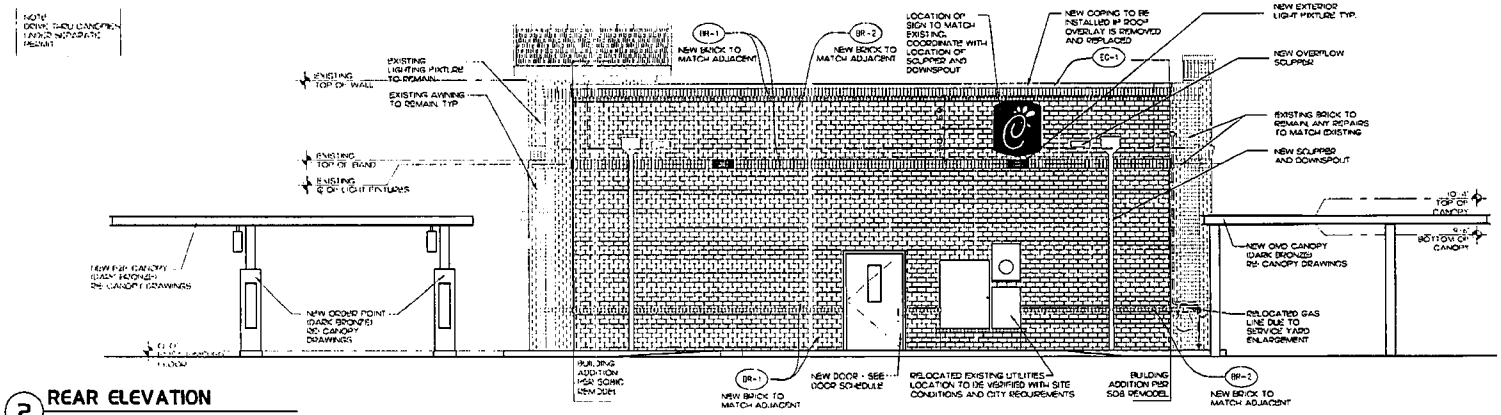
3	EXTERIOR FINISH SCHEDULE
BR-1	BRICK #1 (MODULAR SIZE) MATCH EXISTING RED VELOUR BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
BR-2	BRICK #1 (MODULAR SIZE) MATCH EXISTING. TAN BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
EC-1	PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - DARK BRONZE (MATTE)
AW-21	AWNING FABRIC SUNBRELLA 4684-0000 / SLATE
A1	ALUMINUM AWNING - COVERED COLOR -BLACK SIZE - VERIFY IN FIELD

EXISTING BUILDING AREA: 4,585 sq.ft.
BUILDING AREA REMOVED: 0 sq.ft.
DRIVE-THRU ADDITION AREA: 24 sq.ft.
KITCHEN ADDITION AREA: 350 sq.ft.
TOTAL BUILDING AREA AFTER PROJECT: 4,959 sq.ft.
EXISTING SEAT COUNT: 136
NEW SEAT COUNT: 107



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 REAR ELEVATION

SCALE: 1/8" = 1'-0"

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

Seal

CHIPMAN DESIGN ARCHITECTURE INC.

STORE #2734
WHEATON

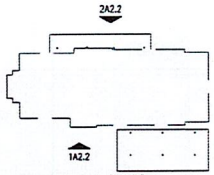
301 E. LINDEN RD
WHEATON, IL 60189

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION S08C
ISSUE DATE XX/XX/21

Job No XX-XXXX
Store 2734
Date XX/XX/21
Drawn By JD,SW
Checked By BM

Sheet
A-2.1



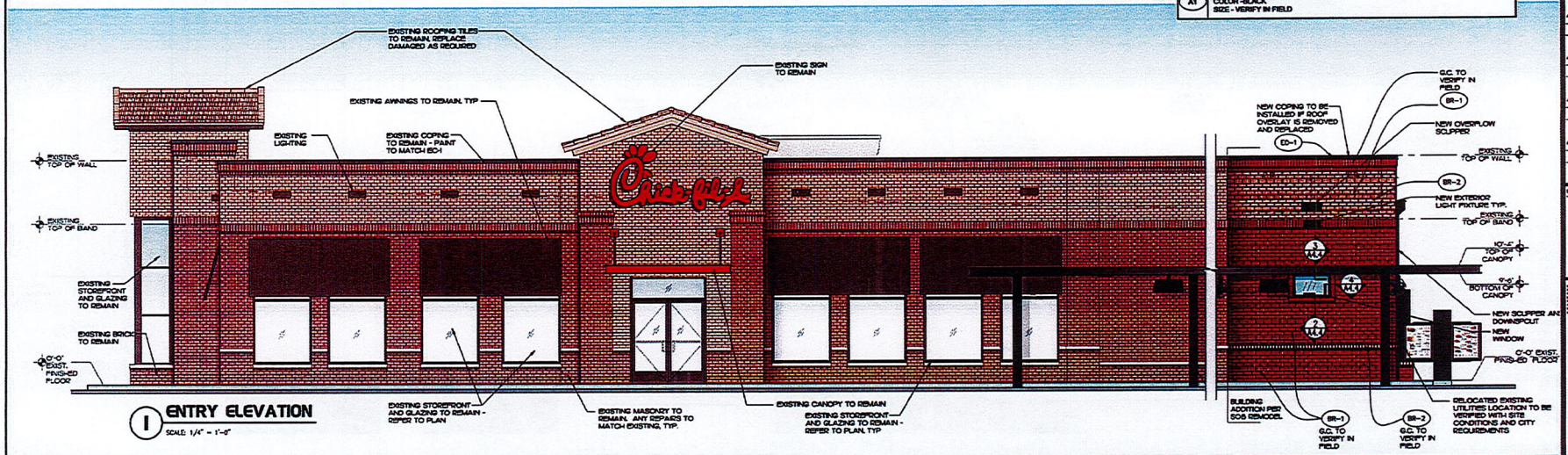
4 KEY PLAN

SCALE: N.T.S

EXISTING BUILDING AREA: 4,595 sq.ft.
BUILDING AREA REMOVED: 0 sq.ft.
DRIVE-THRU ADDITION AREA: 24 sq.ft.
KITCHEN ADDITION AREA: 380 sq.ft.
TOTAL BUILDING AREA AFTER PROJECT: 4,999 sq.ft.
EXISTING SEAT COUNT: 135
NEW SEAT COUNT: 102

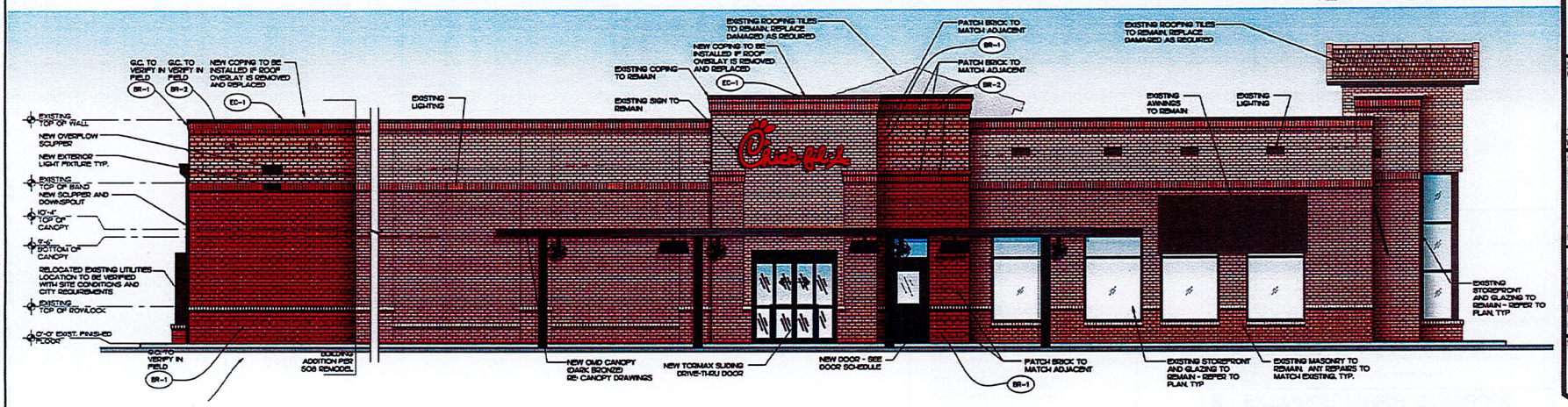
3 EXTERIOR FINISH SCHEDULE

BR-1	BRICK #1 (MODULAR SIZE) MATCH EXISTING: RED VELOUR BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
BR-2	BRICK #1 (MODULAR SIZE) MATCH EXISTING: TAN BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
EC-1	PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - DARK BRONZE (MATTE)
AW-31	AWNING FABRIC SUNBRELLA 4694-000 / SLATE
A1	ALUMINUM AWNING - COVERED COLOR -BLACK SIZE - VERIFY IN FIELD



1 ENTRY ELEVATION

SCALE: 1/4" = 1'-0"



Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
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Seal

CHERNAK RAMIREZ ARCHITECTS

STORE #2734
WHEATON

301 E LOOP RD
WHEATON, IL 60189

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION: SDBC
ISSUE DATE: XX/XX/21

Job No. : XX-XXXX
Store : 2734
Date : XX/XX/21
Drawn By : JD,SW
Checked By: BM

Sheet
A-2.2

EXISTING BUILDING AREA: 4,595 sq.ft.
BUILDING AREA REMOVED: 0 sq.ft.
DRIVE-THRU ADDITION AREA: 24 sq.ft.
KITCHEN ADDITION AREA: 380 sq.ft.
TOTAL BUILDING AREA AFTER PROJECT: 4,999 sq.ft.
EXISTING SEAT COUNT: 136
NEW SEAT COUNT: 102

3 EXTERIOR FINISH SCHEDULE

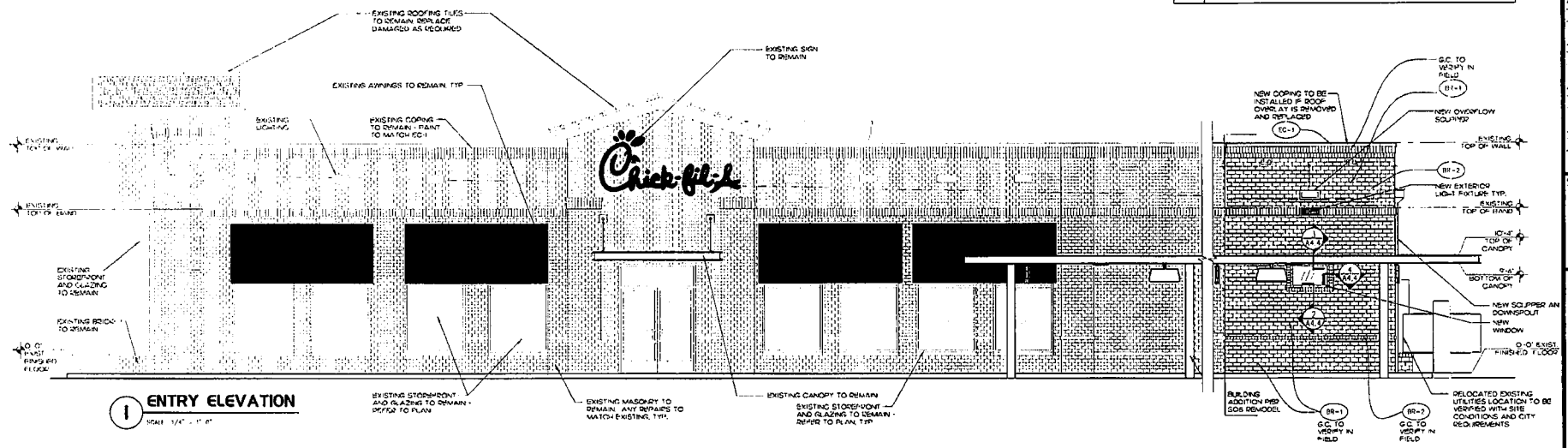
BR-1	BRICK #1 (MODULAR SIZE) MATCH EXISTING RED VELOUR BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
BR-2	BRICK #1 (MODULAR SIZE) MATCH EXISTING: TAN BY CUNNINGHAM BRICK MORTAR: MATCH EXISTING (BUFF) *NOTE: GC TO PROVIDE A BOXED SET OF SAMPLES FOR COMPARISON/APPROVAL*
EC-1	PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - DARK BRONZE (MATTE)
AW-21	AWNING FABRIC SUNBRELLA 4664-000 / SLATE
A1	ALUMINUM AWNING - COVERED COLOR -BLACK SIZE - VERIFY IN FIELD

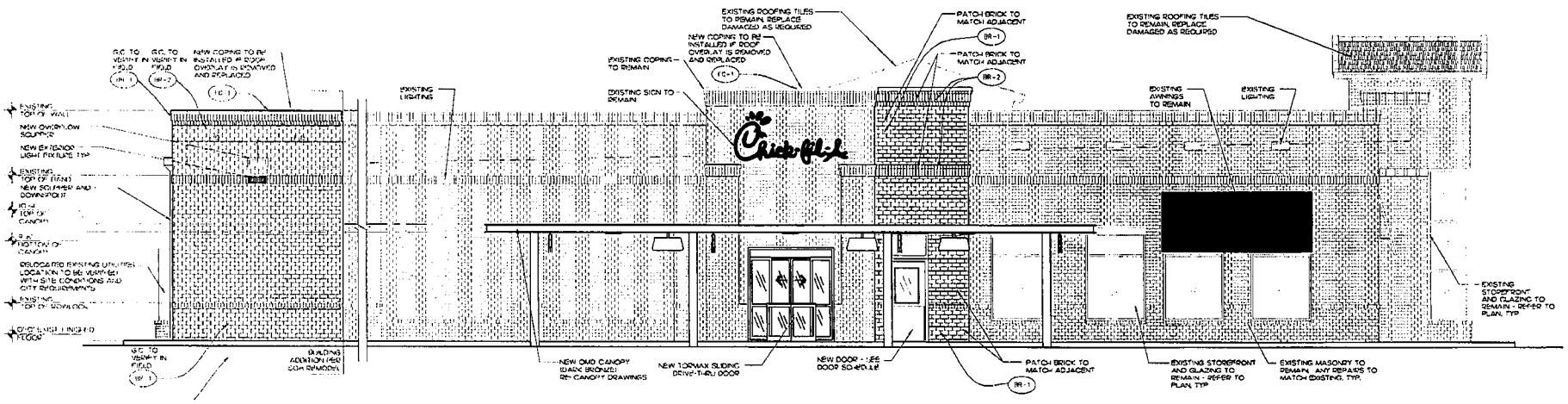
4 KEY PLAN

SCALE: N.T.S.

1 ENTRY ELEVATION

SCALE: 1/4" = 1'-0"





5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By

Seal

CHIPMAN DESIGN ARCHITECTURE INC

STORE #2734
WHEATON

501 E LOOP RD
WHEATON, IL 60189

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION SOBC
ISSUE DATE XX/XX/21

Job No XX-XXXX
Store 2734
Date XX/XX/21
Drawn By CW
Checked By BM

Sheet
A-2.2