

**ORDINANCE NO. O-2021-36**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS TO ALLOW THE CONSTRUCTION  
AND USE OF A 4,385 SQUARE FOOT FAST FOOD AND DRIVE-IN RESTAURANT (CULVER'S) ON A  
CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 908 E. ROOSEVELT ROAD -  
MCCON BUILDING CORPORATION**

**WHEREAS**, written application has been made requesting a special use permit and a front yard landscape setback variation ranging from 5.1 to 6.7 feet in lieu of the required 15.0 feet, two side yard landscape setback variations of 5.0 feet in lieu of the required 10.0 feet; a ground sign setback variation of .5 feet in lieu of the required 10 feet, and a parking variation of 50 spaces in lieu of the required 66 spaces to allow the construction and use of a 4,385 square foot fast food and drive-in restaurant (Culver's), all on certain property legally described herein and commonly known as 908 E. Roosevelt Road, Wheaton, Illinois 60187; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on June 8, 2021 to consider the special use permit and variations; and the Planning and Zoning Board has recommended approval of the special use permit and variations.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The following described property has been and continues to be zoned and classified in the C-3 General Commercial District zoning classification:

PARCEL 1: THE EAST 60 FEET OF LOT 3 (EXCEPT THE NORTH 8 FEET THEREOF) OF ROOSEVELT HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTH ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1919 AS DOCUMENT 138250, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 60 FEET OF LOT 3 (EXCEPT THE NORTH 8 FEET THEREOF) AND THE EAST 60 FEET OF LOT 4 (EXCEPT THE NORTH 8 FEET THEREOF) IN ROOSEVELT HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTH ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1919 AS DOCUMENT 138250, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-21-201-011; -050

The subject property is commonly known as 908 E. Roosevelt Road, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, the special use permit and variations to allow the construction and use of a 4,385 square foot fast food and drive-in restaurant (Culver's) are granted, in full compliance with the following plans: "Preliminary Engineering for Culver's Restaurant, 900 and 908 E. Roosevelt Road, Wheaton, IL", prepared by CAGE Civil Engineering, Downers Grove, IL, sheets 1-5, dated May 12, 2021 and revised June 15, 2021, "Culver's, 908 Roosevelt Road, Wheaton, IL 60187", prepared by Ig Workshop, LLC, Chicago, IL, sheets L.1, L.2, and L.3, dated May 11, 2021, "New Culver's Restaurant, 908 E. Roosevelt Road,

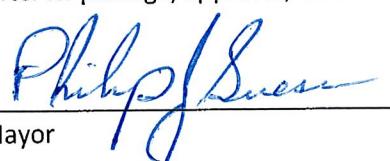
Wheaton, IL 60187", prepared by Ollmann Ernest Martin Architects, Belvidere, IL, sheets FS-1, A2 and A3, dated May 12, 2021, and "Sign Package Proposal New Build", Springfield Sign, sheet ME-35, dated May 11, 2021, subject to the following conditions:

1. An eight foot tall beige vinyl fence shall be installed along the rear property line; and
2. If the wider approach shown on the revised site plan to provide full vehicular access (one entrance, one left turn exit, and one right turn exit) on to Roosevelt Road is not approved by IDOT, a narrower approach shall be restricted to right-in, right-out only; and
3. Garbage collection shall be done in accordance with City Code Sec. 54-45, which currently requires garbage collection between 6 am and 6 pm, Monday through Friday.

**Section 3:** The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance. It shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

**Section 4:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 5:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Philip J. Suess  
Mayor

ATTEST:



Anna Bennett-Haym  
City Clerk

Roll Call Vote

Ayes:	Councilman Barbier Councilwoman Bray-Parker Councilman Brown Mayor Suess Councilwoman Fitch Councilwoman Robbins Councilman Weller
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Nays: None

Absent: None

Motion Carried Unanimously

PRELIMINARY ENGINEERING FOR  
**CULVER'S RESTAURANT**  
900 & 908 E ROOSEVELT ROAD, WHEATON, ILLINOIS

LOCATION MAP



**INDEX OF SHEETS**

- C0.0 - SITE LOCATION MAP & CIVIL LEGEND
- C1.0 - EXISTING CONDITIONS PLAN
- C2.0 - SITE LAYOUT PLAN
- C3.0 - GRADING & STORMWATER MANAGEMENT PLAN
- C4.0 - UTILITY PLAN

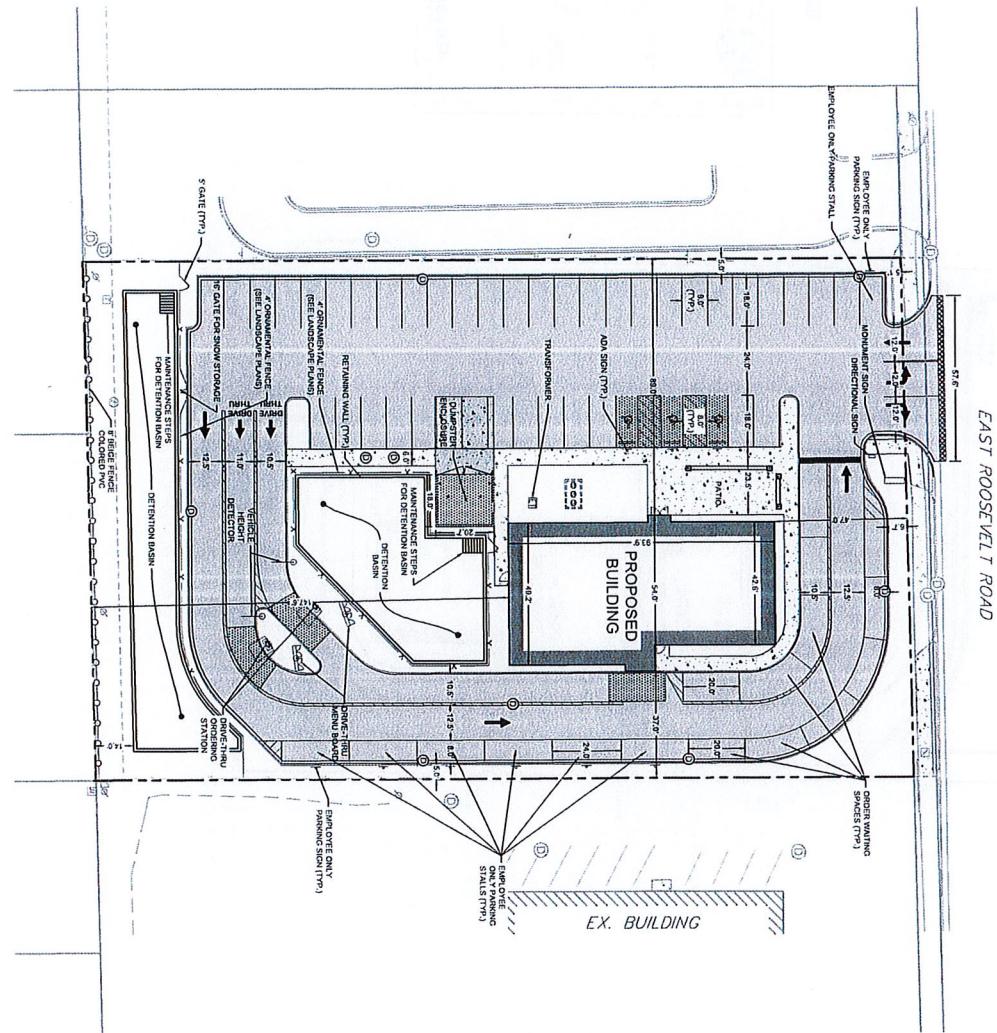
CURRENT LEGEND	REMOVED LEGEND
EXISTING PIPE	PIPE
CURB & GUTTER	CURB & GUTTER BROKEN PITCH/CHAN GUTTER
EXISTING BUILDING	DEPRESSED CURB GUTTER
ACQ. SIDEWALK	PROPOSED BUILDING
GAS SERVICE	CONCRETE SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY ASHTRAY
STORM SEWER	STANDARD DUTY CONCRETE
WATER MAIN	HEAVY DUTY CONCRETE
SANITARY SEWER	ASPHALT/PENETRANT PATCH (BATCH 1, PARTITION SECTION)
CABLE LINE	
COMMERCIAL UTILITY LINE	
FIBER OPTIC LINE	
PIPE	
STORM STRUCTURE	
SANITARY MANHOLE	
CLAMP/CLIP	
WATER METER	
VALVE, HART	
VALVE, BOX	
HYDRANT	
GAS METER	
ELECTRIC METER	
PARKING LOT LIGHT	
UTILITY POLE	
CUT WIRE	
TRANSFORMER	
FIBER OPTIC BOX	
FIBER OPTIC PEDESTAL	
CABLE PEDESTAL	
PHONE PEDESTAL	
ELECTRIC PEDESTAL	
MAJOR CONTOUR	
MINOR CONTOUR	

SECTION 21, TOWNSHIP 39N, RANGE 10E

PRELIMINARY ENGINEERING FOR <b>CULVER'S RESTAURANT</b> 900 & 908 E ROOSEVELT RD WHEATON, ILLINOIS	 <b>CAGE</b> CIVIL ENGINEERING	3110 WOODSTICK DRIVE DOWNERS GROVE, IL 60515 P: 630.598.0007 WWW.CAGECIVIL.COM
BP-1 08-2021		
SITE LOCATION MAP & CIVIL LEGEND		







SITE LAYOUT  
PLAN

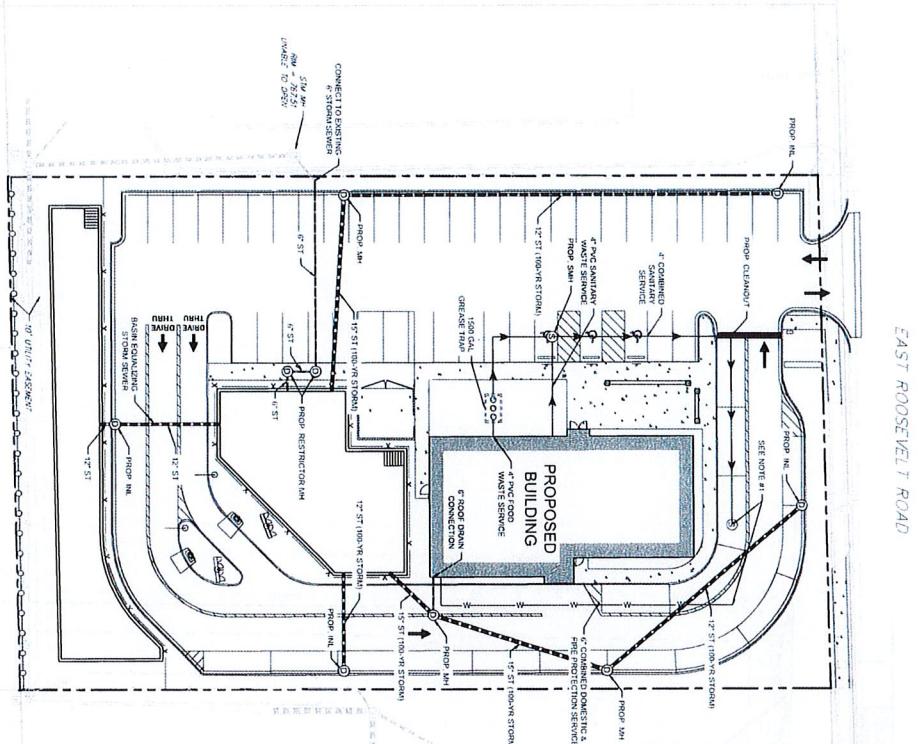
PRELIMINARY ENGINEERING FOR  
**CULVER'S RESTAURANT**

C2.0

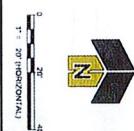
 CAGE  
CIVIL ENGINEERING

3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630.598.0007  
[WWW.CAGECIVIL.COM](http://WWW.CAGECIVIL.COM)





EAST ROOSEVELT ROAD



PRELIMINARY ENGINEERING FOR  
CULVER'S RESTAURANT

900 & 908 E ROOSEVELT RD  
WHEATON, ILLINOIS

UTILITY  
PLAN

C4.0

HYDRAULIC WATCH AND SANITARY SERVICES WILL  
CONNECT TO EXISTING SOURCES EXACTLY LOCATED  
AND USE EXISTING WELLS WELL IS  
ON 11 MARCH 1940 DRILLING BEGINS AND IS  
PITS prior to final engineering design



**CAGE**  
CIVIL ENGINEERING

3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630.598.0007  
[WWW.CAGECIVIL.COM](http://WWW.CAGECIVIL.COM)

## EAST ROOSEVELT ROAD

LG Workshop, Inc.

SEAL



FORM 04/02/01

PROJECT TEAM



PROJECT NAME



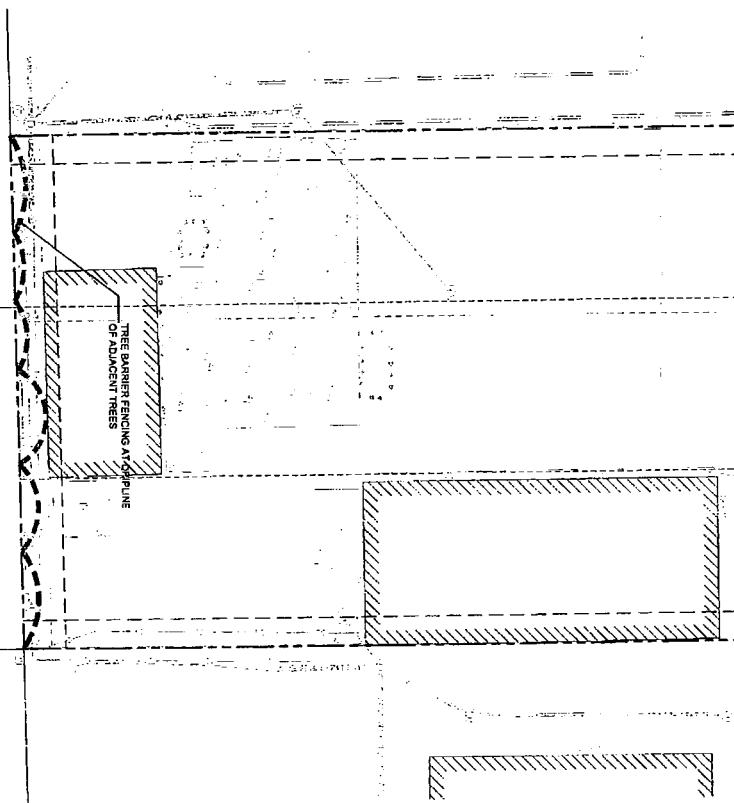
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1.4400000000000001  
DRAWN BY: APPROVED BY:  
DATE: 10/10/2001  
DRAWN BY: APPROVED BY:  
DATE: 10/10/2001  
STREET NAME: 10th Street  
STREET NUMBER: 1000

### TREE REMOVAL & PROTECTION PLAN

#### TREE PROTECTION & REMOVAL LEGEND

**REMOVAL NOTES**

1. CONTRACTOR OR SMALL ORGANIC ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPORT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN DIA/PER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOWFENCE OR SIMILAR AND SUPPORT POSTS 8' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE Drip LINE OF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WRETS, OTHER THAN PROTECTING GU/WIRE, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. STUMP SENDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL WITHIN A 2' RADIUS OF THE TREE TRUNK TO MIN. 12" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPAKTED TOPSOIL TO MEET SURROUNDING GRADES.

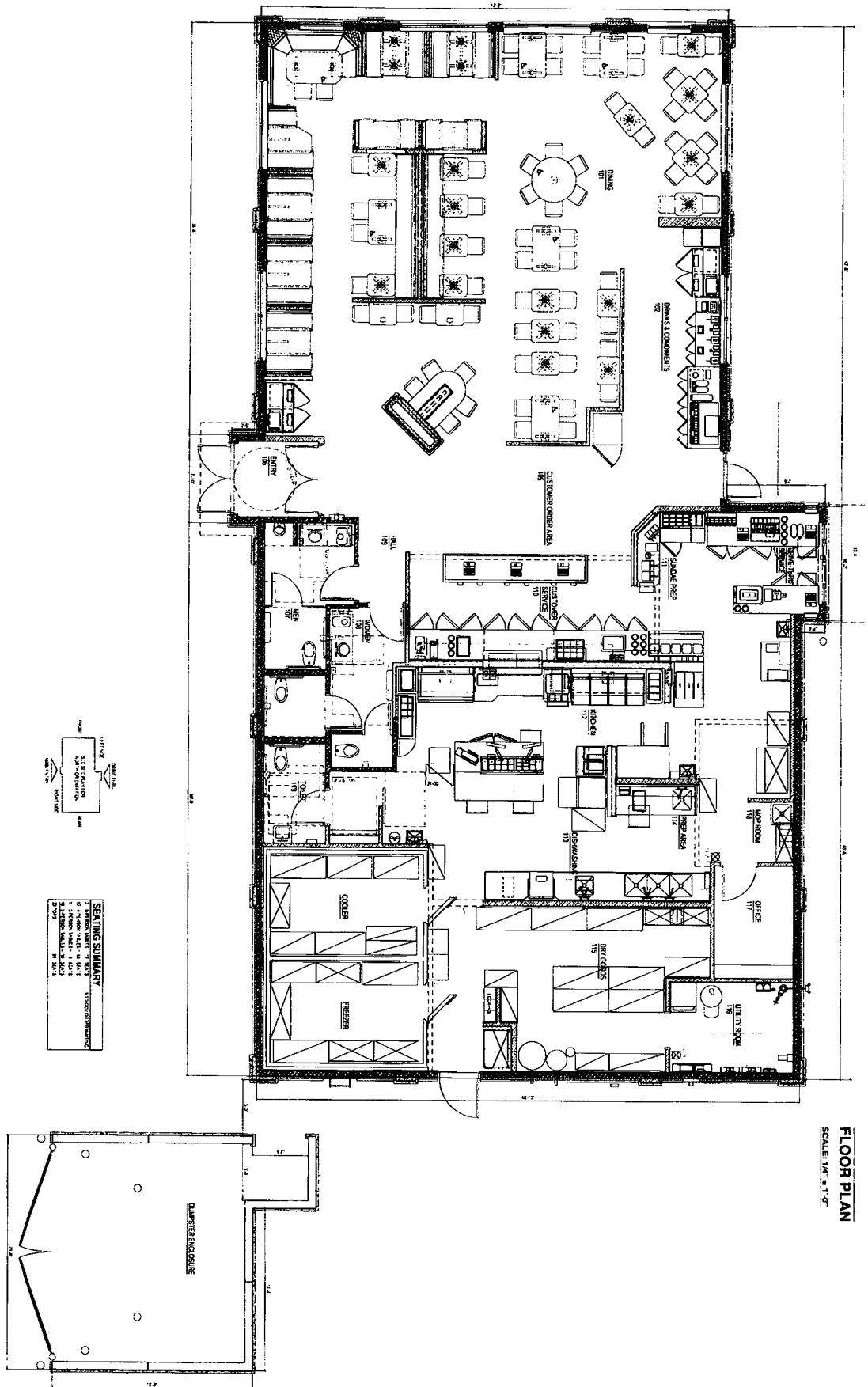


0' 10' 20' 40' 60'

1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30'



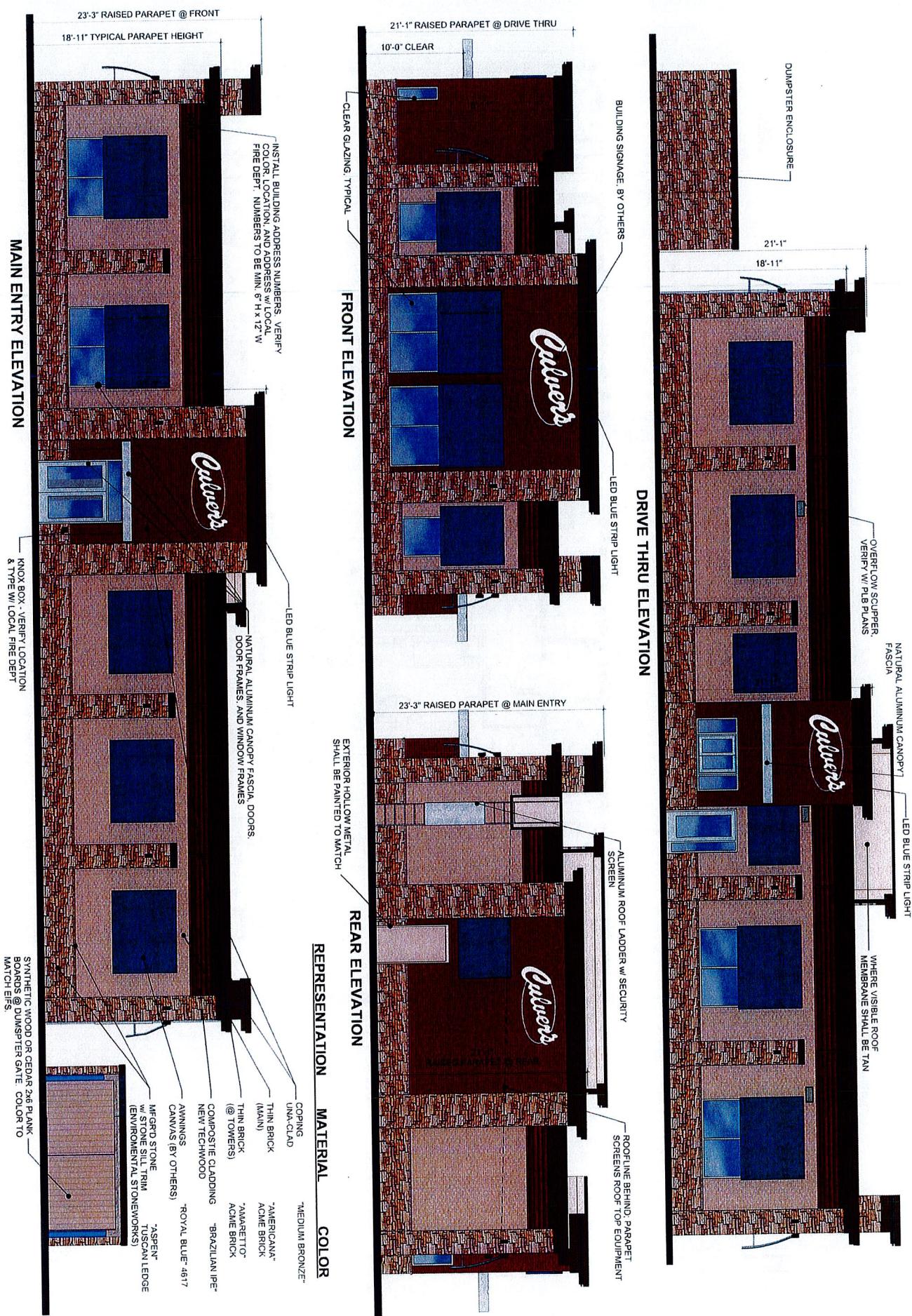


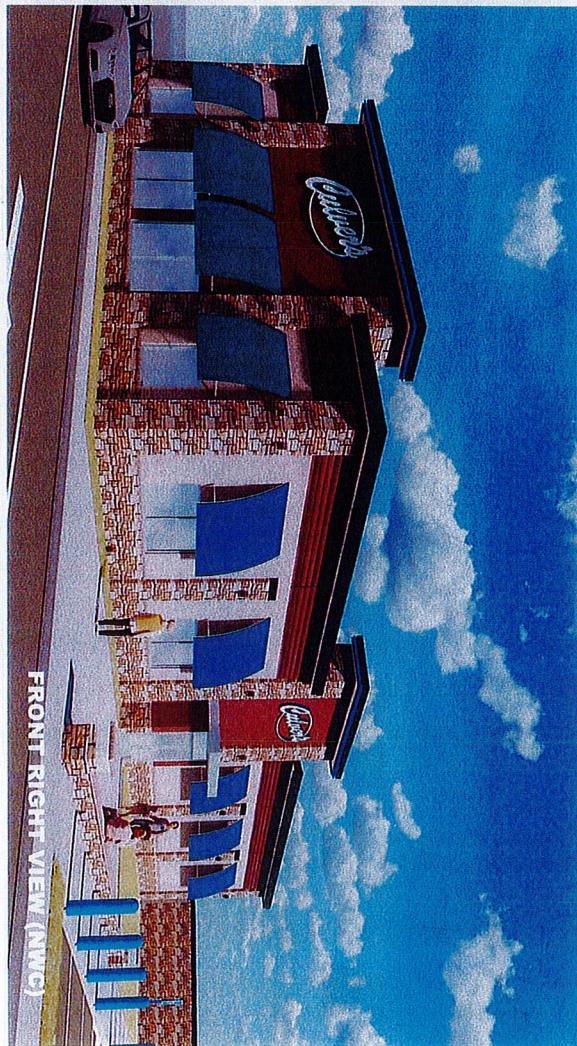
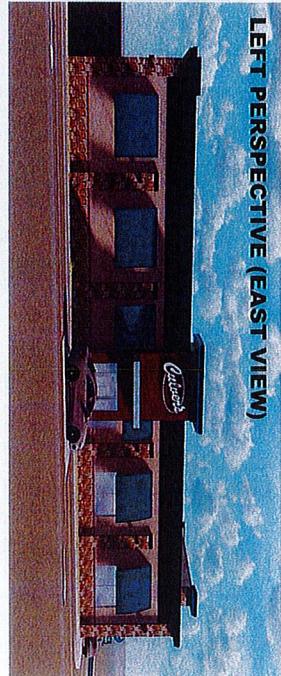
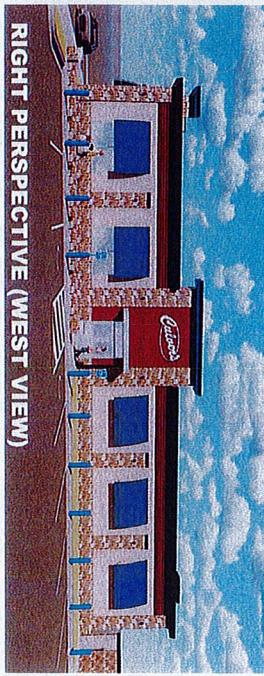
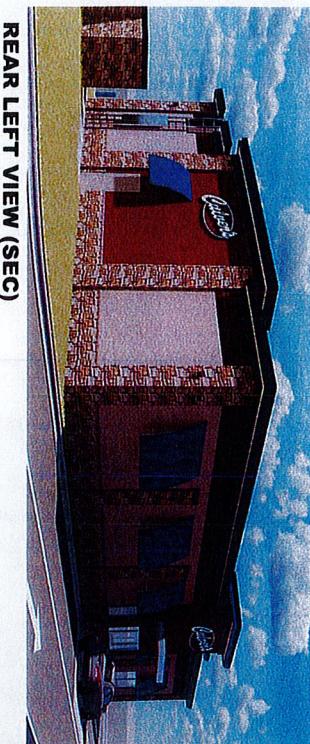
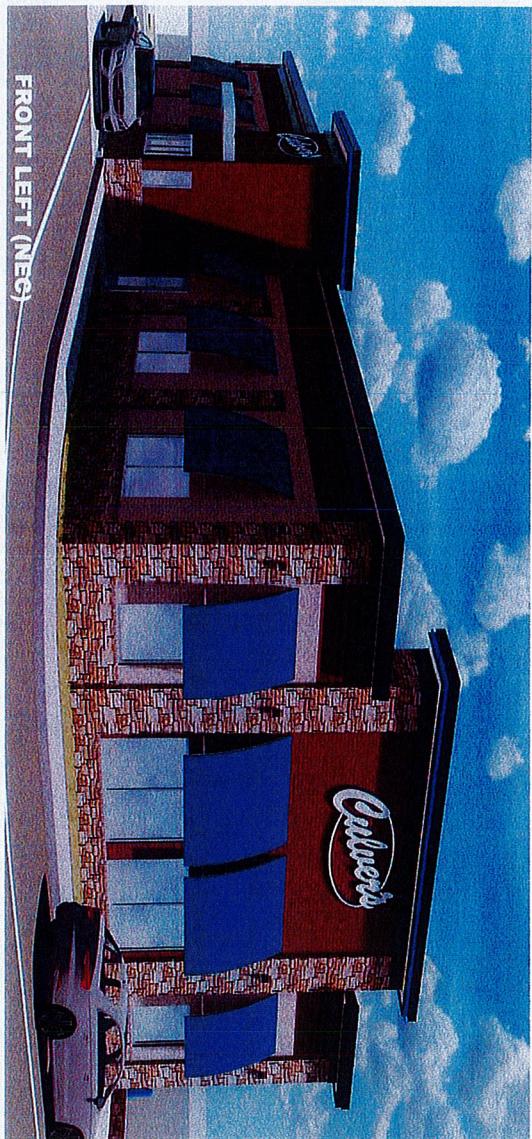


**FLOOR PLAN**

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

2021





#### ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE

Date 5-12-2021 Revision



OLLMANN ERNEST MARTIN  
ARCHITECTS  
200 South State Street  
Belvidere Illinois 61008  
815-544-7790 Phone



NEW CULVER'S RESTAURANT  
908 E Roosevelt Rd  
Wheaton, IL 60187  
County of DuPAGE



# ME-35- MONUMENT WITH EMC

ME-35-L-36X126-16-RGB-PBC

## ME-35

D/F Illuminated Monument Sign with EMC

WHEATON, IL

*NOT FOR  
PRELIMINARY  
Construction*

### EMC CHART - KNOWN RESTRICTIONS

COLOR:  N  STATIC:  N  VIDEO:  N

ANIMATION:  N  MOVEMENT:  N

HOLD TIME (IF STATIC): \_\_\_\_\_

TRANSITION TYPE: \_\_\_\_\_

DAYTIME BRIGHTNESS: \_\_\_\_\_

NIGHTTIME BRIGHTNESS: \_\_\_\_\_

### ADDITIONAL RESTRICTIONS:

Additional restrictions if applicable

Culver's sign cabinet of aluminum construction and internally illuminated with LEDs

Thermofomed polycarbonate faces, embossed Culver's, 3M<sup>®</sup> HP vinyl decoration

Watchfire 36x126 RGB full color 16mm Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product



\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

FILE PATH: T:\Gyrious\Doc\Orders\31323

1 - JM is a registered trademark of Minnesota Mining & Manufacturing  
2 - Watchfire signs by Time-0-Matic Inc.

*Culver's*

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**SPRINGFIELD**  
SIGN

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