

ORDINANCE NO. O-2023-29

AN ORDINANCE AMENDING ORDINANCE F-1415 - CHASE BANK (2185 W. ROOSEVELT ROAD)

WHEREAS, on January 20, 2009, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1415, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ 2185 WEST ROOSEVELT ROAD/ CHASE BANK" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development to allow the construction and use of a bank with a drive-thru, on certain property legally described herein and commonly known as 2185 W. Roosevelt Road, Wheaton, Illinois 60187; and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to amend the existing special use permit for a planned unit development to allow a restaurant with a drive-thru in lieu of a bank with a drive-thru, with the existing building and parking lot to remain with some alterations to the building and site to accommodate the proposed restaurant use; 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 July 11, 2023 to amend the existing special use permit for a planned unit development; and the Planning and Zoning Board has recommended approval of the request.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage 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-5 Planned Commercial District zoning classification:

LOT 1 IN CHECKERS' CONSOLIDATION OF PART OF LOTS 10, 11 AND 12 IN BLOCK 20 IN WHEATON PARK MANOR, A SUBDIVISION IN PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT R93-200556, IN DU PAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 IN CHECKER'S CONSOLIDATION PLAT; THENCE SOUTH 00 DEGREES 31 MINUTES 58 SECONDS EAST, ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 92.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING SOUTH 42 DEGREES 01 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 104 FEET; THENCE NORTH 5 DEGREES 24 MINUTES 27 SECONDS WEST LEAVING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 68 FEET AND A CHORD BEARING NORTH 42 DEGREES 01 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 101.03 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 58 SECONDS WEST A DISTANCE OF 92.39 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 85 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 2.01 FEET TO THE PLACE OF BEGINNING.

P.I.N. 05-18-311-043

The subject property is commonly known as 2185 W. Roosevelt Road, Wheaton, IL 60187.

Section 2: An amendment to the Original Ordinance is hereby granted to alter the site improvement, landscape, and building plans contained in the Original Ordinance to allow a special use permit for a planned unit development for a restaurant with a drive-thru in lieu of a bank with a drive-thru, in full compliance with the plans entitled: "Preliminary Site Improvement Plans for Dunkin', 2185

W. Roosevelt Road, Wheaton, IL 60187", prepared by Spaceco Inc., Rosemont, IL, dated February 14, 2023, sheets 1-11; "Preliminary Landscape Plan, Dunkin', 2185 W. Roosevelt Road, Wheaton, IL 60187", prepared by Kathryn Talty, Winnetka, IL, dated February 10, 2023, sheets L1.0 and L2.0; and "Dunkin Tenant Improvements, 2185 W. Roosevelt Road, Wheaton, IL 60187" prepared by Torch Architecture, dated February 14, 2023, sheets 1-6, and subject to the following conditions:

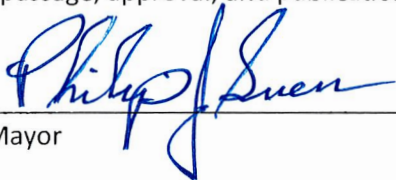
1. The applicant shall include a planting list for the landscape plan as part of his building permit submittal, subject to the approval of the Director of Planning and Economic Development.
2. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.
3. No left turns from the site on to County Farm Road shall be permitted, subject to DuPage County approval.

Section 3: In consequence of the amendment to the special use permit for a planned unit development, the following exception to the Wheaton Zoning Ordinance is granted: Per Article 22.5.18 - A total of 23 parking spaces is provided in lieu of the required 39 parking spaces for a restaurant use.

Section 4: In all other respects, the terms and provisions of the Original Ordinance are ratified and remain in full force and effect.

Section 5: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 6: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.


Mayor

ATTEST:


City Clerk

Roll Call Vote

Ayes: Councilman Brown
Mayor Suess
Councilman Clousing
Councilwoman Robbins
Councilman Weller
Councilwoman Bray-Parker

Nays: None

Absent: Councilman Barbier

Motion Carried Unanimously

Passed: August 7, 2023
Published: August 8, 2023

DUNKIN'

PROJECT NO: 12459

THE HARI GROUP
2940 SHOWPLACE DRIVE
NAPERVILLE, IL 60540
PH: 630-788-9200

TORCH ARCHITECTURE
300 E. 5TH AVE. SUITE 102
NAPERVILLE, IL 60563
PH: 630-420-1900

torch
ARCHITECTURE

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY DUPAGE COUNTY
CITY/TOWNSHIP WHEATON, MILTON TOWNSHIP
SEC. A, 1, 2, ETC. S18, T00N, R10E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

SEE SHEET OVER FOR
BENCHMARK INFORMATION

SPACED), INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS.

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	CL	COVER SHEET
2	ON	TYPICAL SECTIONS & GENERAL NOTES
3	OW-1	WATERWAY EMBANKMENT CONSTRUCTION PLAN
4	DEM-1	DEMOLITION PLAN
5	CM	GRADING & STORMING PLAN
6	PM	GRADING PLAN
7	UT	UTILITY PLAN
8	SPCE	SEWERAGE PLAN
9	DT-2	DETAILS

LOCATION MAP

The map shows a road network with a black square indicating the project location. A callout box labeled "PROJECT LOCATION" points to this square. A north arrow is located in the bottom right corner, and a scale bar is at the bottom center.

KEY MAP

EXISTING BUILDING

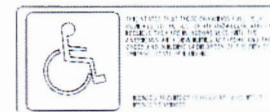
W. ROOSEVELT RD

COUNTY FARM ROAD

PT. 1

[illegible][illegible]

For Review
02/13/2023, 10:19:55 AM



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (817) 696-4060 Fax: (817) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

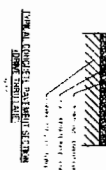
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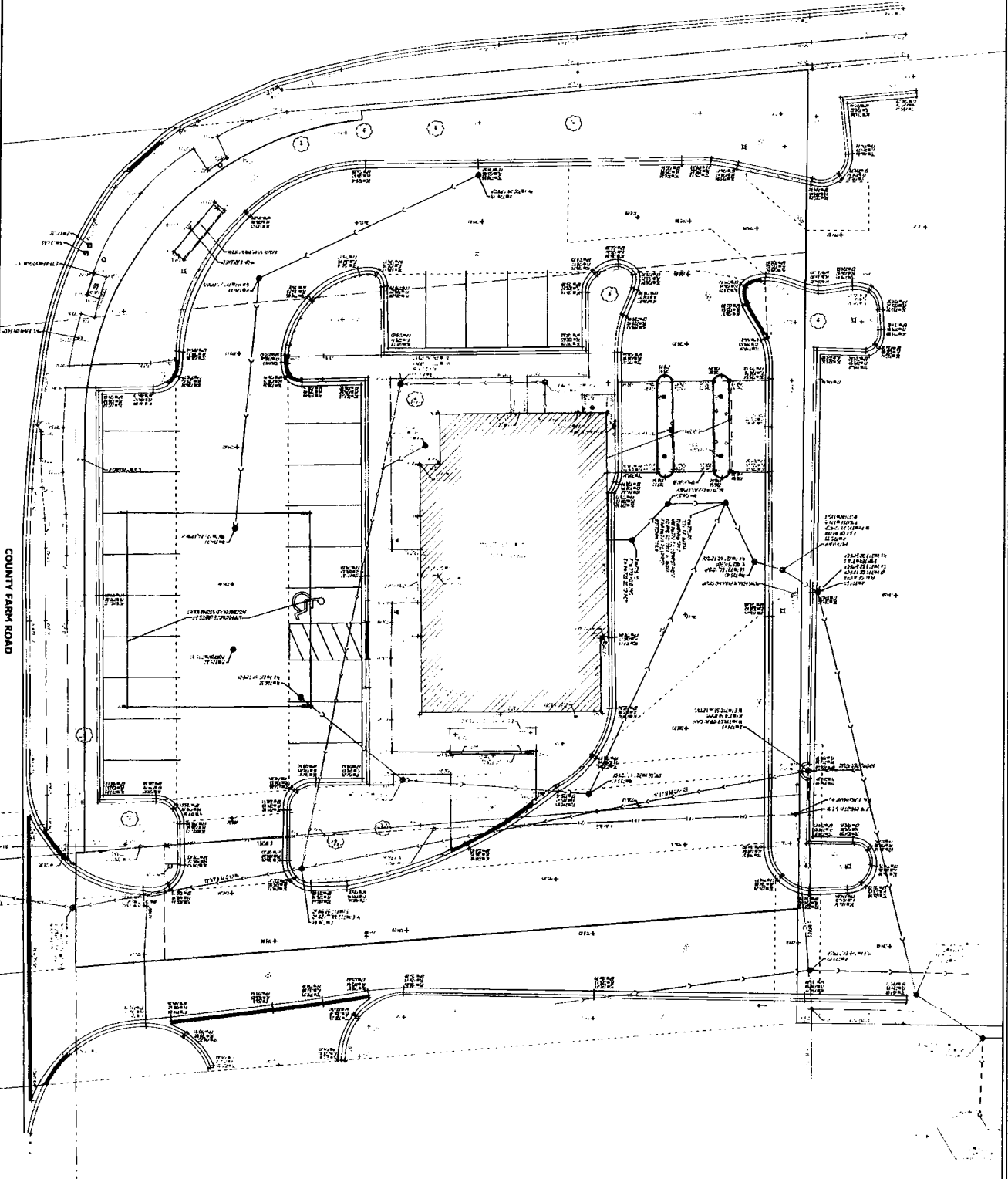
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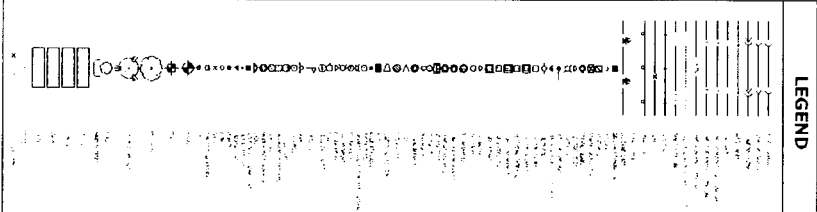
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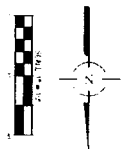
COUNTY FARM ROAD



SECRETION AND TASTE. After a meal the salivary secretion is increased, and the taste is sweet. The secretion is increased by the sight and smell of food, and by the thought of food. The secretion is increased by the sight and smell of food, and by the thought of food. The secretion is increased by the sight and smell of food, and by the thought of food.



LEGEND

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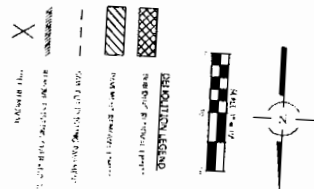
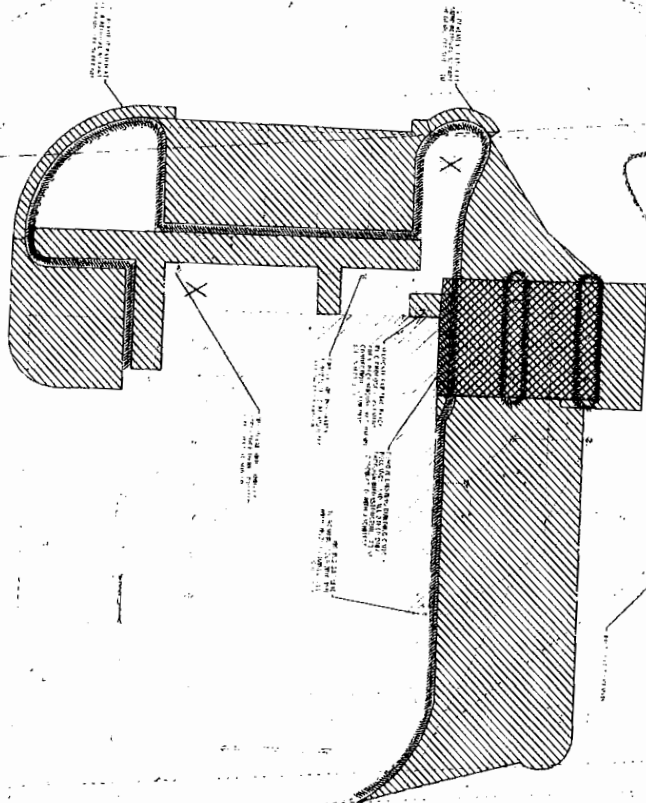
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

OVERALL EXISTING CONDITIONS
DUNKIN'
2185 W. ROOSEVELT ROAD
WHEATON, ILLINOIS 60187



ROOSEVELT ROAD

COUNTY FARM ROAD



SPRAGG INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

2185 W. ROOSEVELT ROAD, WHEATON, ILL. 60187

DATE: 10/1/87

BY: [Signature]

PROJECT: DEMO

DEMOLITION PLAN

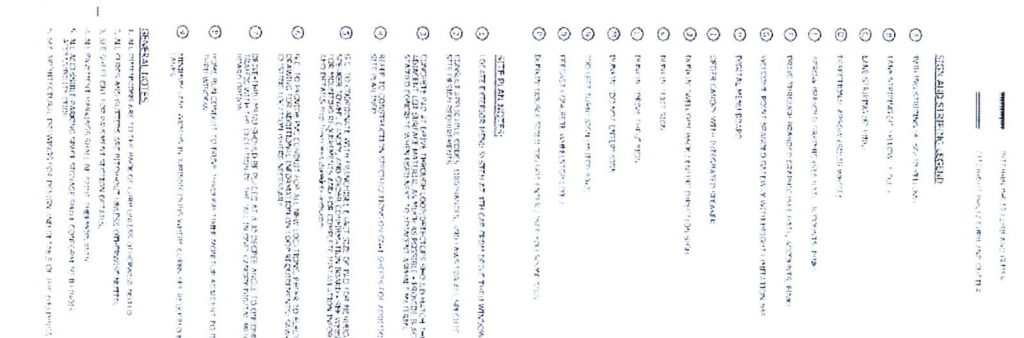
DUNKIN'

2185 W. ROOSEVELT ROAD

WHEATON, ILLINOIS 60187

NO.	DATE	REVISION
1	10/1/87	ISSUED FOR PERMIT
2		
3		
4		
5		



































































































































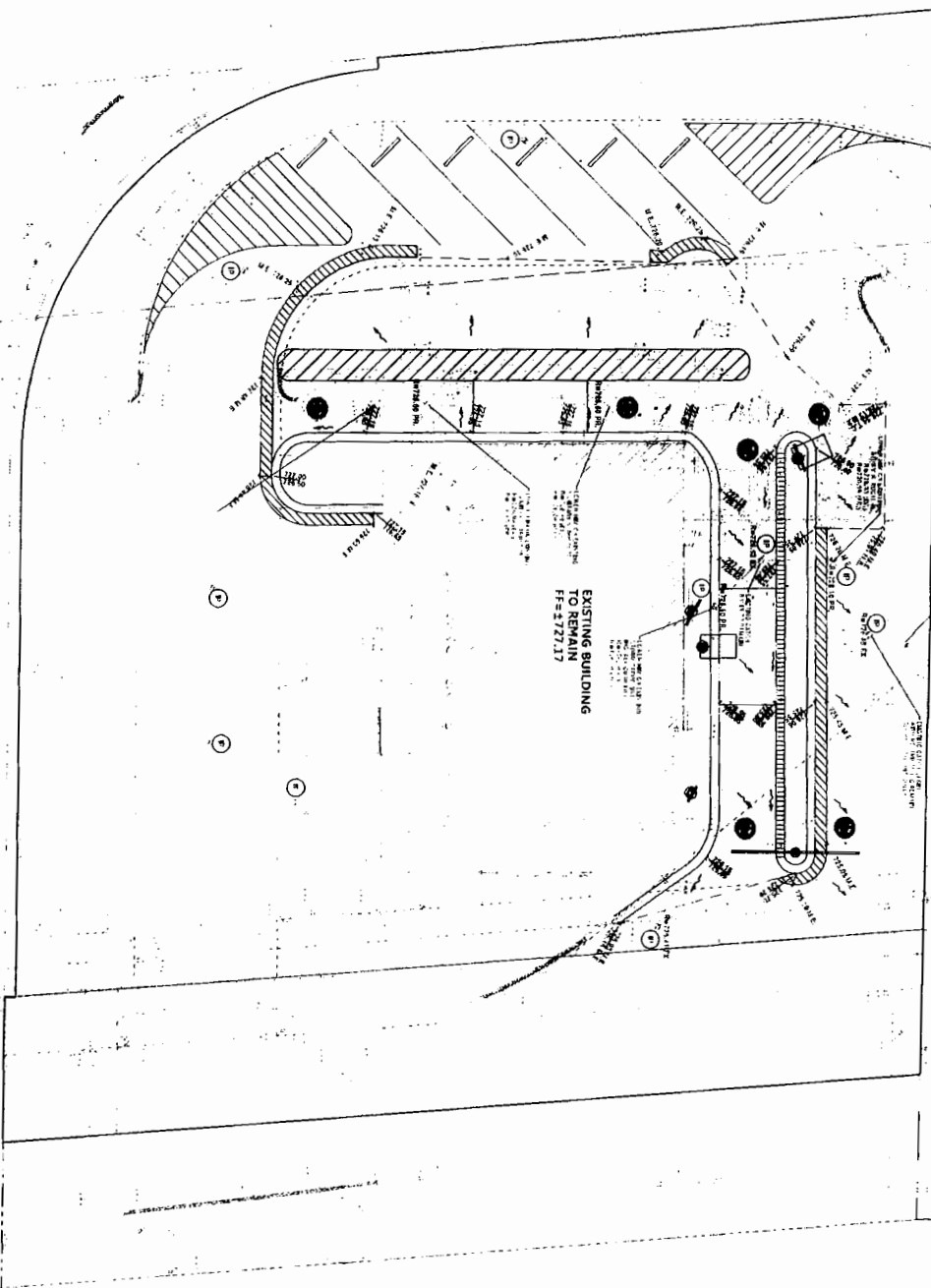








GM	S SPENCER INC.	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	GEOMETRIC AND STRIPING PLAN DUNKIN' 2185 W. ROOSEVELT ROAD WHEATON, ILLINOIS 60187		
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EXISTING CONDITIONS

DATE: 10/1/11	BY: [Signature]
PROJECT: DUNKIN' DONUTS	LOCATION: 2185 W. ROOSEVELT ROAD, WHEATON, IL
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	DATE: 10/1/11

PROPOSED CONDITIONS

DATE: 10/1/11	BY: [Signature]
PROJECT: DUNKIN' DONUTS	LOCATION: 2185 W. ROOSEVELT ROAD, WHEATON, IL
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	DATE: 10/1/11

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION SPECIFICATIONS.
2. THE PROPOSED GRADING SHALL BE AS SHOWN ON THIS PLAN.
3. THE PROPOSED EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THIS PLAN.
4. THE PROPOSED DRAINAGE SYSTEM SHALL BE AS SHOWN ON THIS PLAN.
5. THE PROPOSED UTILITY LINES SHALL BE AS SHOWN ON THIS PLAN.
6. THE PROPOSED SITE LIGHTING SHALL BE AS SHOWN ON THIS PLAN.
7. THE PROPOSED SITE FURNITURE SHALL BE AS SHOWN ON THIS PLAN.
8. THE PROPOSED SITE SIGNAGE SHALL BE AS SHOWN ON THIS PLAN.
9. THE PROPOSED SITE SECURITY MEASURES SHALL BE AS SHOWN ON THIS PLAN.
10. THE PROPOSED SITE SAFETY MEASURES SHALL BE AS SHOWN ON THIS PLAN.
11. THE PROPOSED SITE MAINTENANCE MEASURES SHALL BE AS SHOWN ON THIS PLAN.
12. THE PROPOSED SITE MONITORING MEASURES SHALL BE AS SHOWN ON THIS PLAN.
13. THE PROPOSED SITE CLOSURE MEASURES SHALL BE AS SHOWN ON THIS PLAN.

CONSTRUCTION SUMMARY

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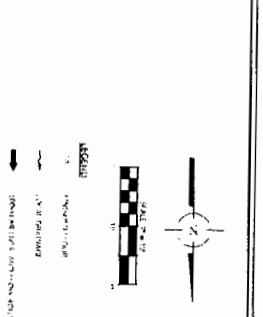
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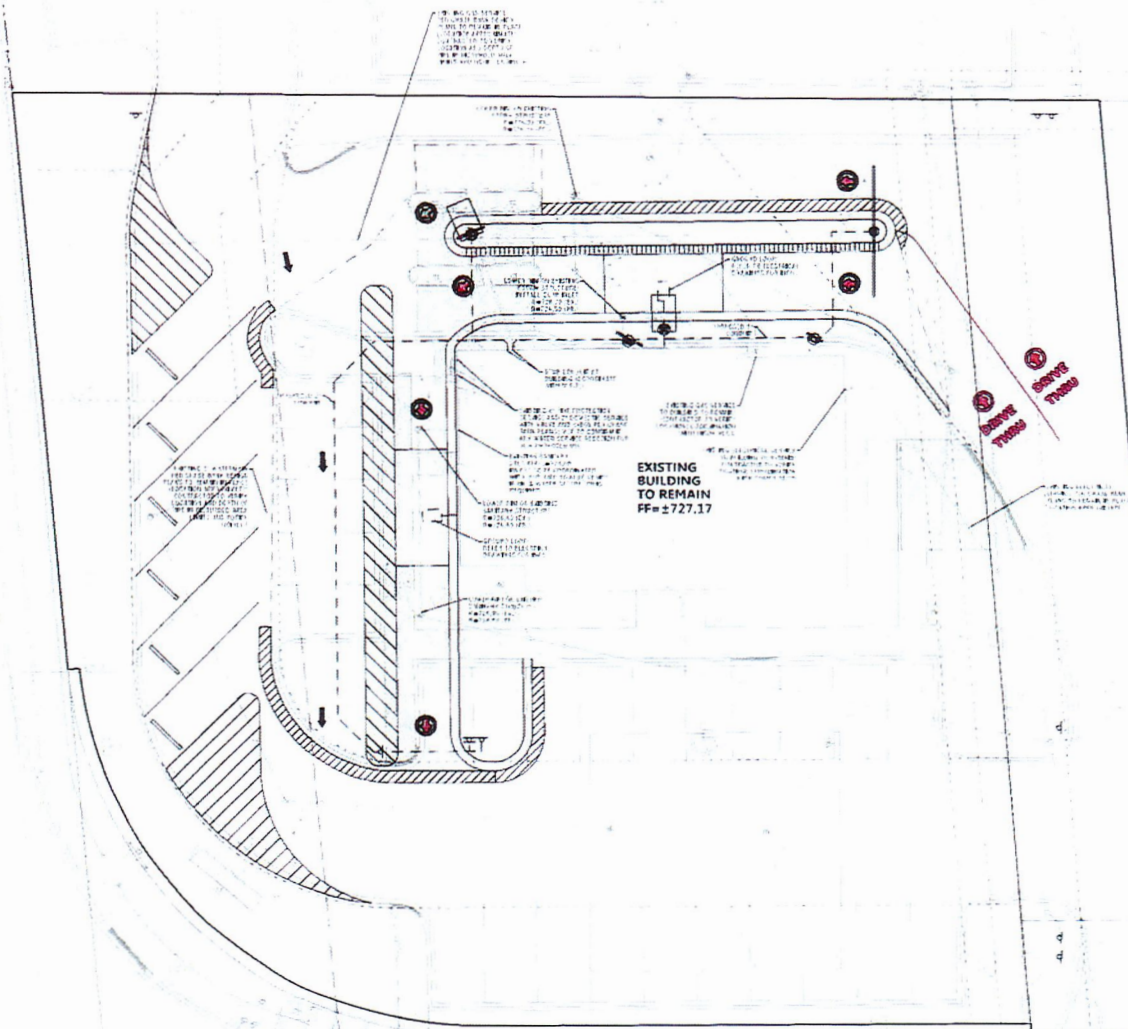
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13. THE PROPOSED SITE CLOSURE MEASURES SHALL BE AS SHOWN ON THIS PLAN.



ROOSEVELT ROAD



COUNTY FARM ROAD



LEGEND

--- PROPOSED UTILITY

NOTES

1. ALL UTILITY MAINS SHALL BE LOCATED AT LEAST 10 FEET FROM THE EXISTING BUILDING.
2. PROPOSED UTILITY MAINS SHALL BE LOCATED AT LEAST 10 FEET FROM THE EXISTING BUILDING.
3. DESIGN OF WORKING CONDITIONS FOR LIGHTING AND ELECTRICAL SYSTEMS SHALL BE DETERMINED BY THE DESIGNER.
4. ALL EXISTING UTILITY MAINS SHALL BE LOCATED AT LEAST 10 FEET FROM THE EXISTING BUILDING.
5. DESIGNER TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES FROM EXISTING RECORDS, FIELD SURVEY, AND OTHER SOURCES. LOCATIONS SHALL BE SHOWN FROM AVAILABLE UTILITY RECORDS, FIELD SURVEY, AND OTHER SOURCES.
6. SEE MECHANICAL PLANS FOR ALL REQUIRED INFORMATION TO THE BUILDING AND UTILITY MAINS.
7. ALL UTILITY MAINS SHALL BE LOCATED AT LEAST 10 FEET FROM THE EXISTING BUILDING.
8. DESIGNER TO PROVIDE FOR ALL UTILITY CONNECTIONS WITH LOCAL, STATE, AND FEDERAL AGENCIES. THE DESIGNER SHALL PROVIDE FOR GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICES.
9. SEE MECHANICAL PLANS FOR ALL REQUIRED INFORMATION TO THE BUILDING AND UTILITY MAINS.
10. SEE ELECTRICAL PLANS FOR ALL REQUIRED INFORMATION TO THE BUILDING AND UTILITY MAINS.
11. UTILITY PLACEMENT IS SHOWN IN TERMS OF SURFACE ELEVATION. ELEVATION SHALL BE DETERMINED BY THE DESIGNER. THE DESIGNER SHALL PROVIDE FOR ALL REQUIRED INFORMATION TO THE BUILDING AND UTILITY MAINS.

dunkin'
DONUTS

UTILITY PLAN
DUNKIN'
2185 W. ROOSEVELT ROAD
WHEATON, ILLINOIS 60187

CONSULTING ENGINEERS
LAND SURVEYORS
OFFICE: 1401 N. LAKE STREET, SUITE 100
WHEATON, ILLINOIS 60187
PHONE: (708) 441-1111 FAX: (708) 441-1112



DATE: 11/11/11
BY: J. B. B. / J. B. B.
CHECKED: J. B. B. / J. B. B.
DESIGNED: J. B. B. / J. B. B.
DRAWN: J. B. B. / J. B. B.

UT

THE UNITED STATES OF AMERICA
DO hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, Washington, D.C.

IN WITNESS WHEREOF, the Chief of the Bureau of Land Management, Department of the Interior, has hereunto set his hand and the seal of the Department of the Interior, at Washington, D.C., this 1st day of January, 1961.

JOHN W. COOPER, Chief of Bureau of Land Management, Department of the Interior

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C. 20460

DIRECTIONAL SIGN DETAILS



SINGLE VEHICLE CLEARANCE GAP



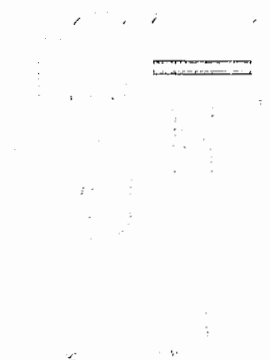
DIRECTIONAL SIGN, HOODS OF TAIL



DRIVE THRU MENU SECTION (START OF TION)



POSTAGE DETAIL



SECTION OF ONE PASSENGER



SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

2185 W. ROOSEVELT ROAD
WHEATON, ILLINOIS 60187

DETAILS - 1

DUNKIN'

2185 W. ROOSEVELT ROAD
WHEATON, ILLINOIS 60187

NO.	DATE	REVISION



SPACE ALLOCATION & TRASH ENCLOSURE GUIDELINES

1. THE SPACE ALLOCATION & TRASH ENCLOSURE GUIDELINES SHALL BE AS FOLLOWS:

2. THE SPACE ALLOCATION & TRASH ENCLOSURE GUIDELINES SHALL BE AS FOLLOWS:

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10. THE SPACE ALLOCATION & TRASH ENCLOSURE GUIDELINES SHALL BE AS FOLLOWS:

TRASH ENCLOSURE PLAN AND ELEVATION

DRIVE THRU MENU BOARD FOUNDATION DETAIL

CURB & GUTTER SPECIFICATIONS

TYPE B 6.12

TYPE M 1.12

DEPRESSED CURB

SPECIAL FRAME AND GRATE FOR CATCH BASIN AND INLET TOTAL WEIGHT 355 lbs

TYPICAL INSTALLATION STORM SEWER RESTRICTOR

dunkin'
DONUTS

NO.	DATE	REVISION
1	02/14/23	ISSUED FOR PERMIT
2	02/14/23	REVISED FOR PERMIT
3	02/14/23	REVISED FOR PERMIT
4	02/14/23	REVISED FOR PERMIT
5	02/14/23	REVISED FOR PERMIT
6	02/14/23	REVISED FOR PERMIT
7	02/14/23	REVISED FOR PERMIT
8	02/14/23	REVISED FOR PERMIT
9	02/14/23	REVISED FOR PERMIT
10	02/14/23	REVISED FOR PERMIT

DETAILS - 2
DUNKIN'
2185 W. ROOSEVELT ROAD
WHITON, ILLINOIS 60187

CONSULTING ENGINEERS
SILVERPOINT ENGINEERS
LAND SURVEYORS
JAMES A. SILVERPOINT, P.E.
JAMES A. SILVERPOINT, P.E.
JAMES A. SILVERPOINT, P.E.

SPACECO INC.

11/14/2021

11/14/2021

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11/14/2021

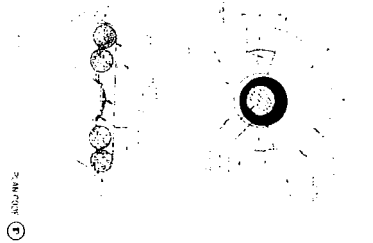
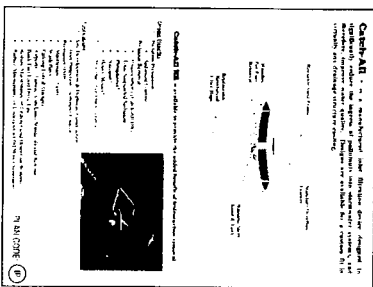
11/14/2021

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11/14/2021



SPACECO INC.

CONSULTING ENGINEER
SITE DEVELOPMENT ENGINEER
LAND SURVEYORS

2185 W. ROOSEVELT ROAD
WHEATON, ILLINOIS 60187

DETAILS - 3

DUNKIN'
2185 W. ROOSEVELT ROAD
WHEATON, ILLINOIS 60187

NO.	DATE	REVISION
1	10/1/18	ISSUED FOR PERMIT
2	10/1/18	ISSUED FOR PERMIT
3	10/1/18	ISSUED FOR PERMIT
4	10/1/18	ISSUED FOR PERMIT
5	10/1/18	ISSUED FOR PERMIT

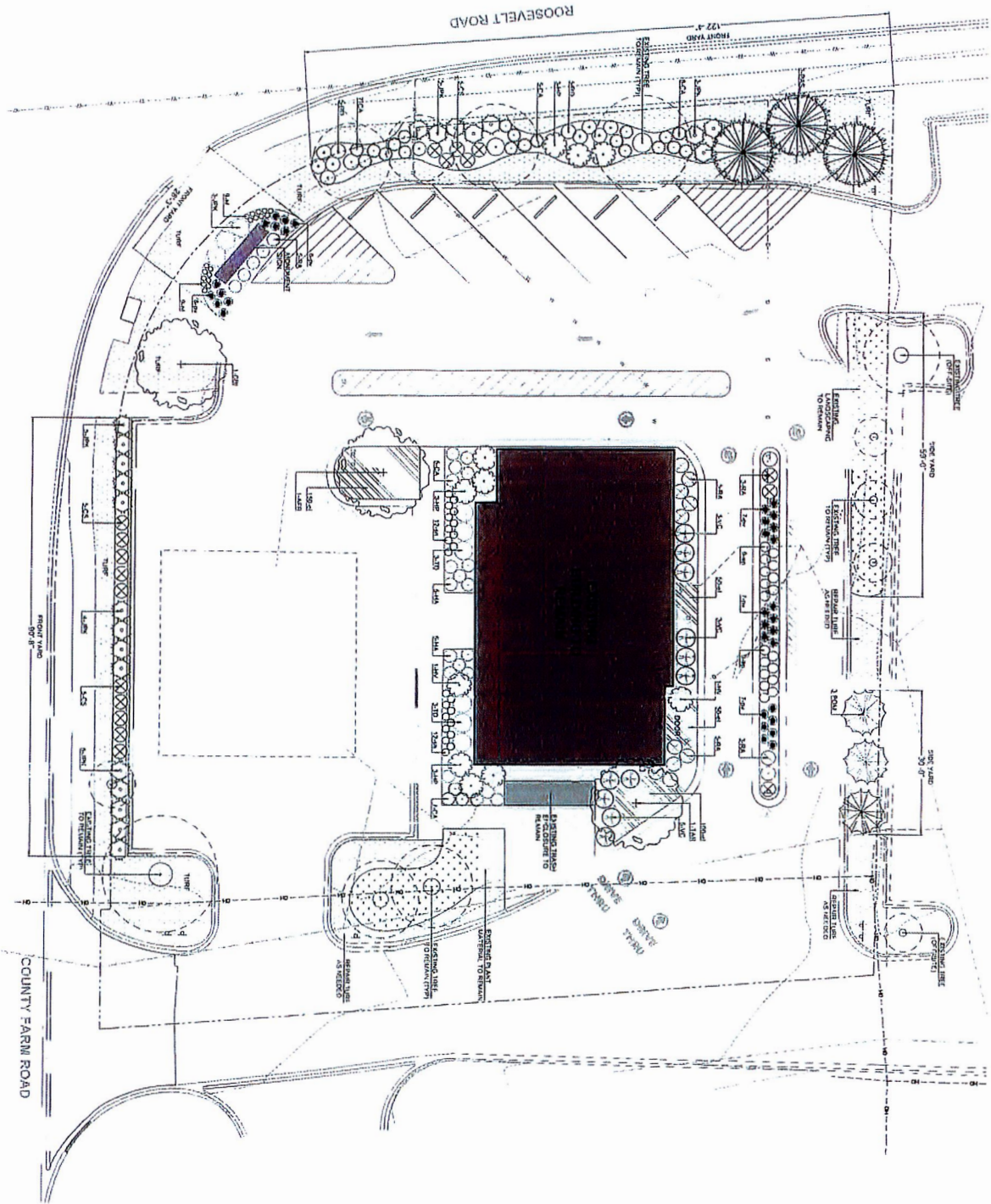


PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 100'-0"



0 50' 100' 200'



LANDSCAPE REQUIREMENTS SUMMARY			
PARKING LOT INTERIOR			
LANDSCAPING AREA REQUIRED (TOTAL)	18,365 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		
LANDSCAPING AREA REQUIRED (TOTAL)	15,646 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		
LANDSCAPING AREA REQUIRED (TOTAL)	12,927 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		
LANDSCAPING AREA REQUIRED (TOTAL)	10,208 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		
LANDSCAPING AREA REQUIRED (TOTAL)	7,489 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		
LANDSCAPING AREA REQUIRED (TOTAL)	4,770 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		
LANDSCAPING AREA REQUIRED (TOTAL)	2,051 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		
LANDSCAPING AREA REQUIRED (TOTAL)	0 SF		
LANDSCAPING AREA PROVIDED	2,719 SF		

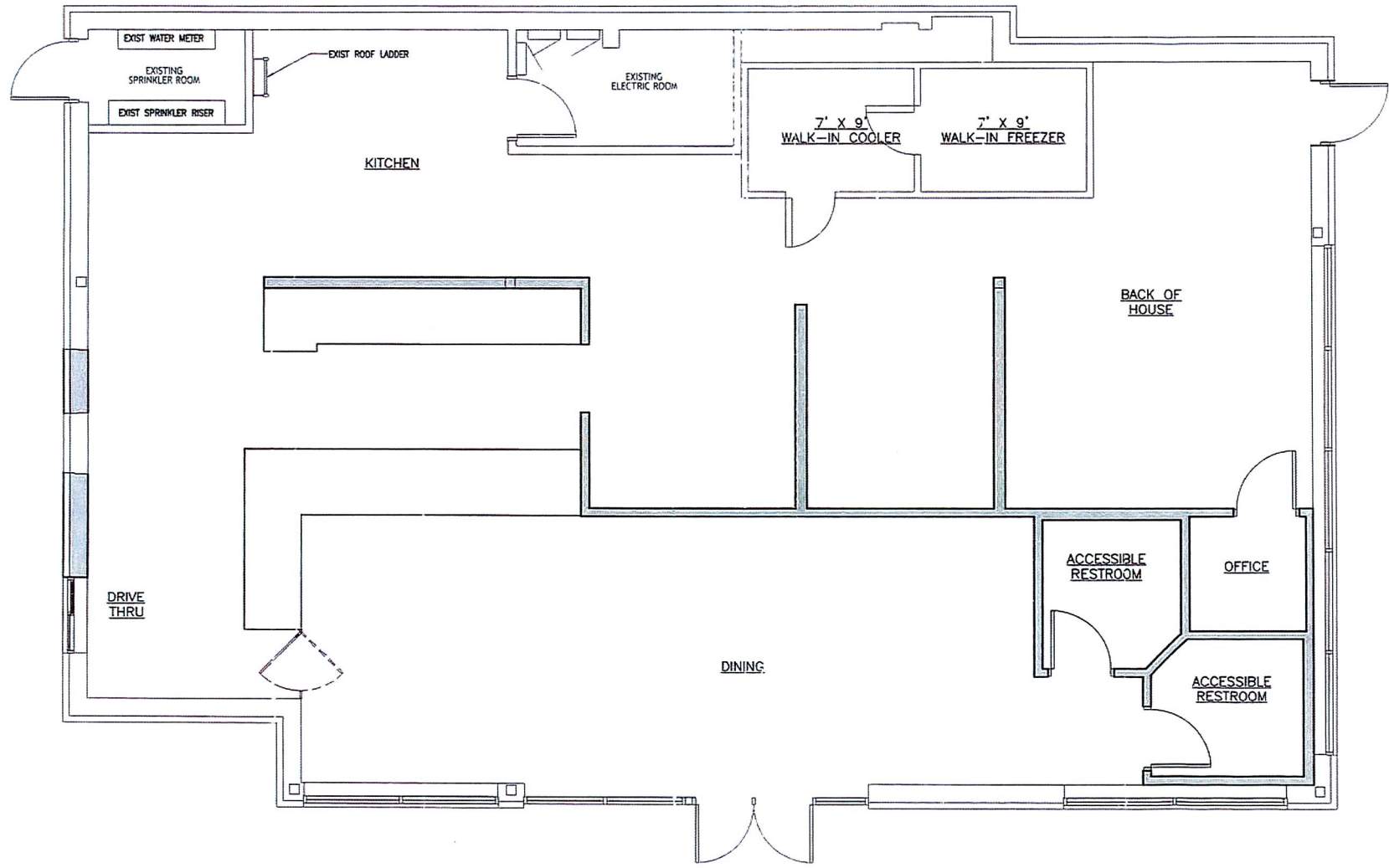
PRELIMINARY LANDSCAPE PLAN			
date	drawn	checked	date
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DUNKIN'
2185 W. ROOSEVELT ROAD
WHEATON, IL

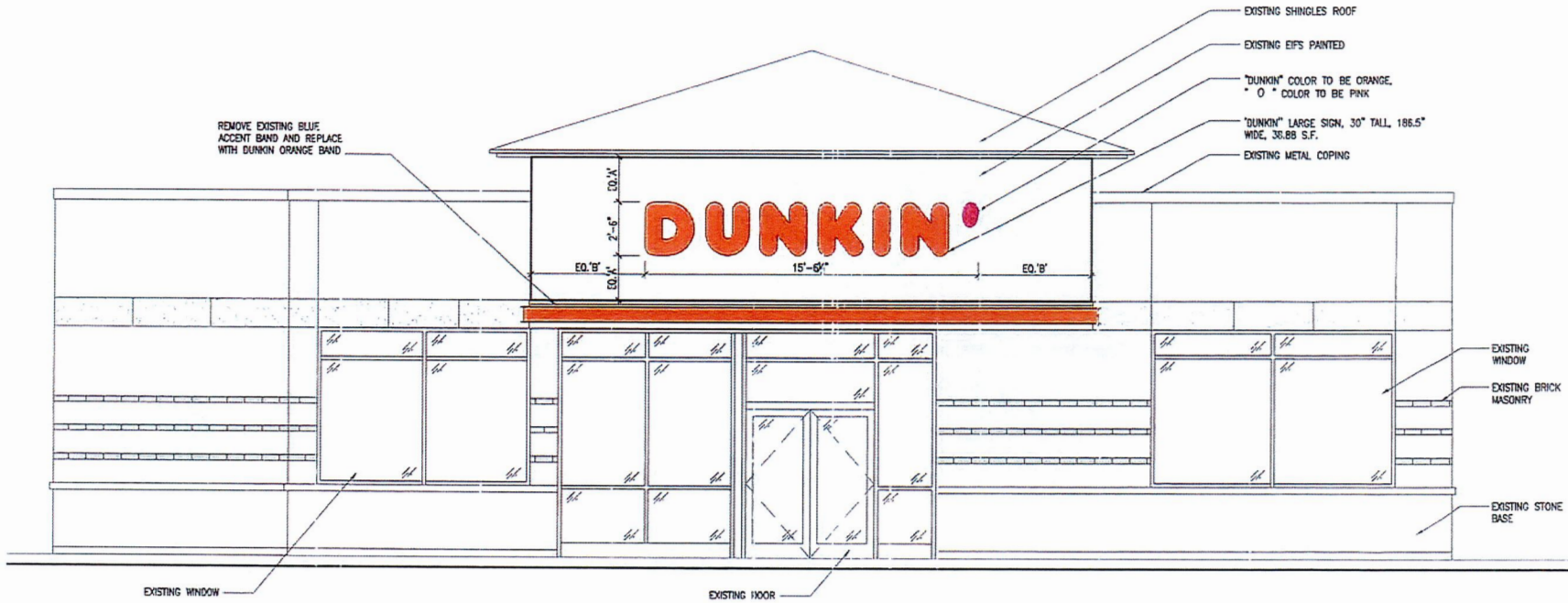
no.	revision description	initials	date
1	REVISED FOR REVIEW		02-14-23



Kathryn Talty
Landscape Architect
1515 N. WILSON AVE., SUITE 100
WHEATON, IL 60187
(708) 261-1111
www.kathryntalty.com



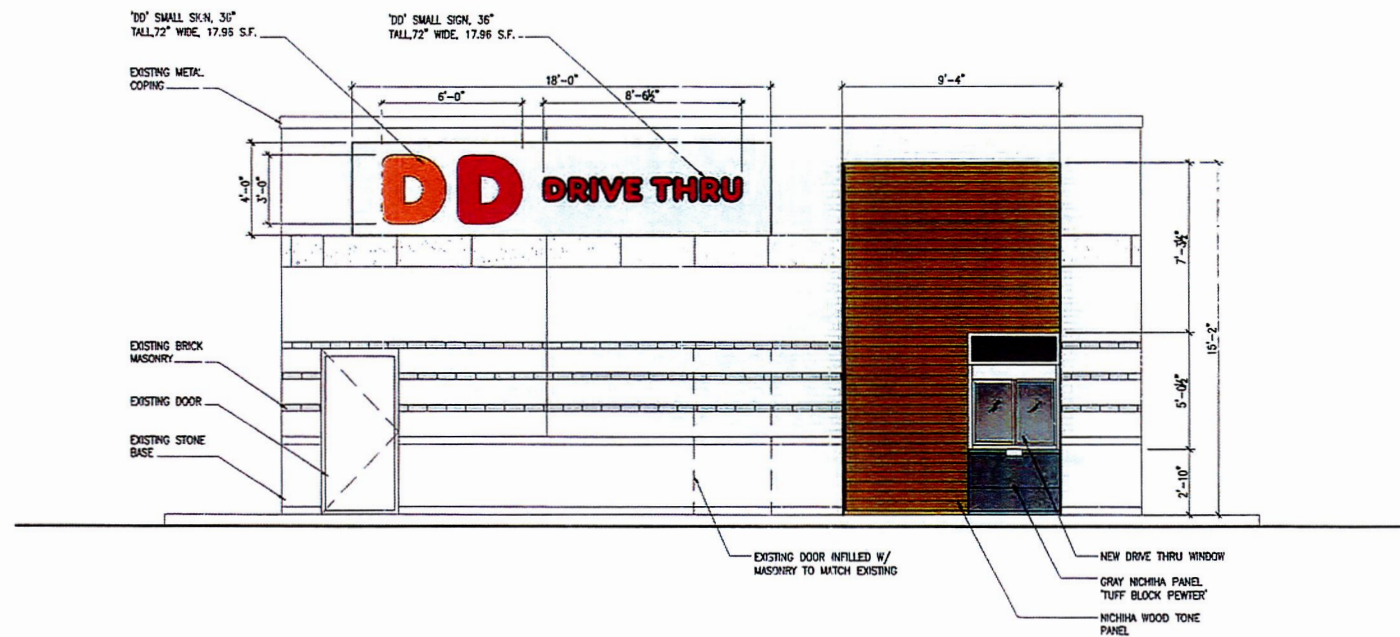
FLOOR PLAN
3/16" = 1'-0"
0' 1' 2' 3' 6' 9'



EAST ELEVATION

3/16" = 1'-0"

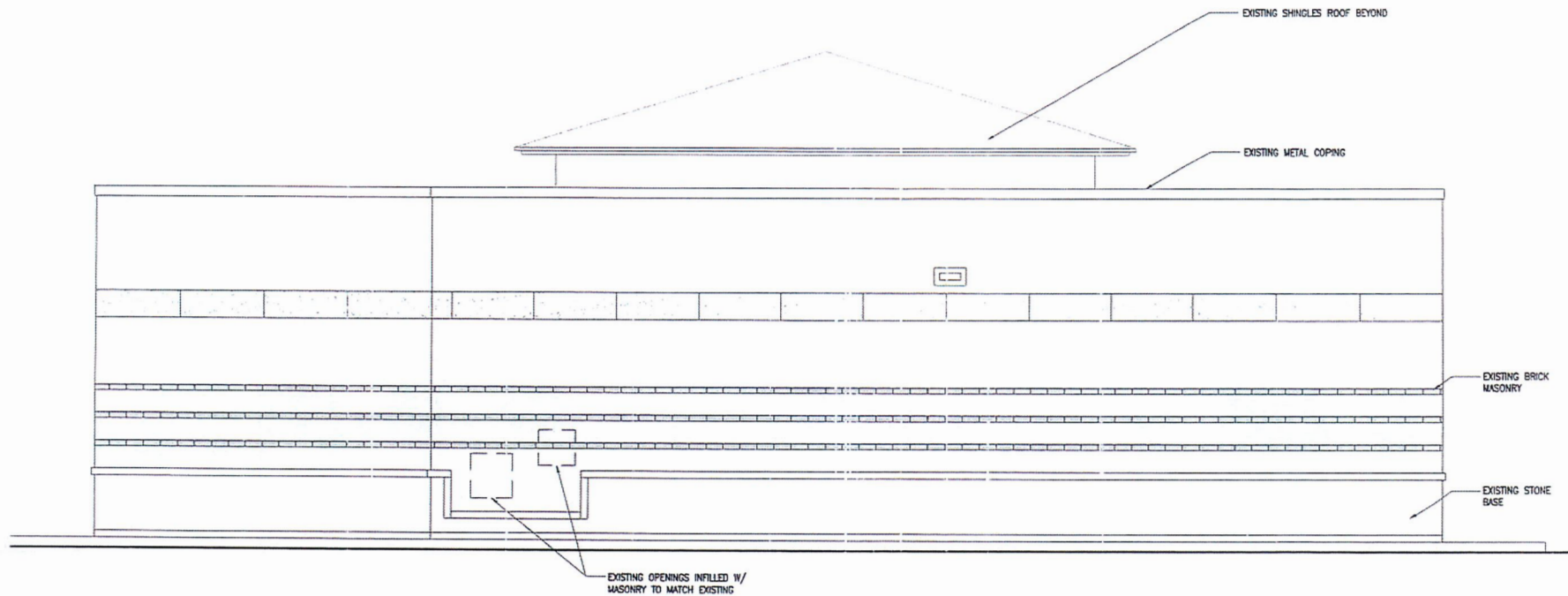
0' 1' 2' 3' 6' 9'



SOUTH ELEVATION

3/16" = 1'-0"

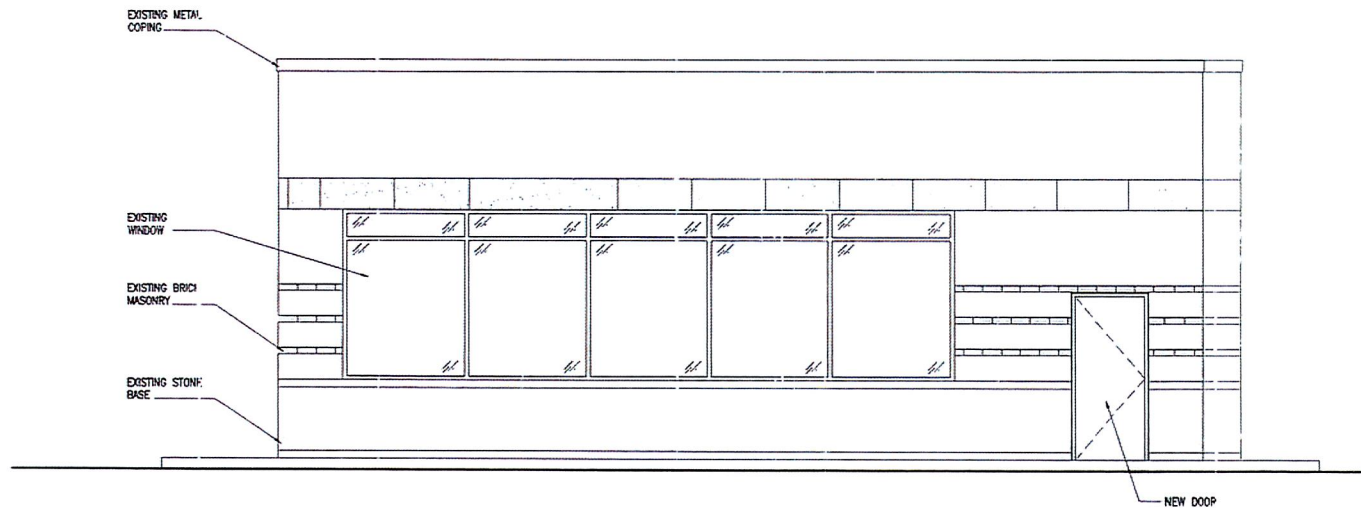




WEST ELEVATION

3/16" = 1'-0"

0' 1' 2' 3' 6' 9'



NORTH ELEVATION

3/16" = 1'-0"

0' 1' 2' 3' 6' 9'



EXISTING EAST ELEVATION

N.T.S.

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