

**ORDINANCE NO. O-2025-15**

**AN ORDINANCE AMENDING ORDINANCE F-0532 AS AMENDED  
811 E. BUTTERFIELD ROAD – GUINNESS DEVELOPMENT LLC**

**WHEREAS**, on November 6, 2000, the City of Wheaton, Illinois (“City”), enacted City Ordinance No. F-0532, “AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR A RESTAURANT AND RETAIL BUILDING ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF LEASK LANE AND BUTTERFIELD ROAD, GUINNESS DEVELOPMENT L.L.C./SWEET TOMATOES” (“Original Ordinance”), granting a special use permit for a planned unit development to allow the construction and use of commercial improvements on the property legally described herein attached as Exhibit “A” within the City limits of Wheaton, Illinois; and

**WHEREAS**, the City Council has, from time to time, approved various amendments to Ordinance No. F-0532, via Ordinances F-1220 and F-1259 (“Amended Ordinances”); and

**WHEREAS**, following the enactment of the Original and Amended Ordinances, an application has been made to further amend the existing site plan of the planned unit development located at 811 E. Butterfield Road by granting a special use permit pursuant to Article 20.3 of the Wheaton Zoning Ordinance to allow the construction and use of a drive-through service lane for a future restaurant user at 811 E. Butterfield Road, Suite 101; 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 March 11, 2025, to consider the planned unit development amendment request; and the Planning and Zoning Board has recommended approval of the planned unit development amendment.

**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:** An amendment to the Original and Amended Ordinances is hereby granted to alter the site plan contained in the Original Ordinance and Amended Ordinances to allow the construction and use of a drive-through service lane for a future restaurant user at 811 E. Butterfield Road, Suite 101, subject to the following plans: “Preliminary Engineering Plans - 811 E. Butterfield Road, Wheaton, IL”, prepared by Bohler, Columbus, OH, dated August 9, 2024, sheets C-101, C-201, C-301, C-401 and C-901, subject to the following conditions:

1. The end user shall not exceed the design capacity of the drive-through stacking capacity and subject to the approval of the Director of Planning and Economic Development;
2. The final stormwater calculations for the detention shall be determined as a part of final permitting;
3. The rear parking spaces in conflict with the proposed drive-through striping shall not be used for customer parking; and
4. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

**Section 2:** In all other respects, the terms and provisions of the Original Ordinance and Amended Ordinances are ratified and remain in full force and effect.

**Section 3:** All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

**Section 4:** 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: Councilwoman Robbins  
Councilman Weller  
Councilman Barbier  
Councilwoman Bray-Parker  
Councilman Brown  
Mayor Suess  
Councilman Clousing

Nays: None

Absent: None

**Motion Carried Unanimously**

Passed: April 7, 2025  
Published: April 8, 2025

Exhibit "A"

LOT 1 AND LOT 2 IN GUINNESS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN BRIGHTON GARDENS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 12 IN DANADA FARMS EAST UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 28, AND THE NORTH ONE HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001, AS DOCUMENT R2001-000741, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-28-403-034

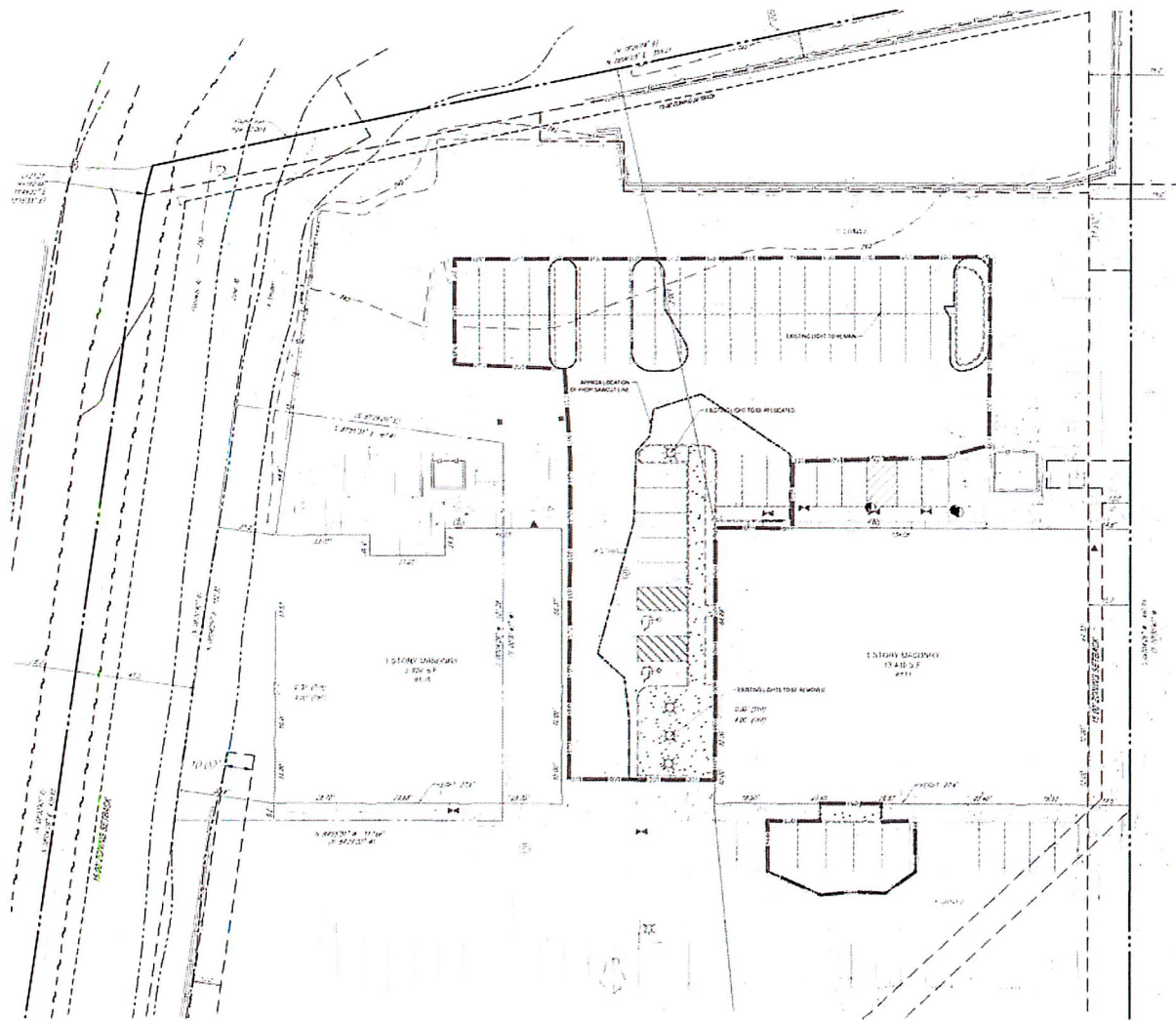
The subject property is commonly known as 811 E. Butterfield Road, Suite 101, Wheaton, IL 60189.

Exhibit "B"









DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(STR)	TO BE REMOVED
(STR)	TO BE REMOVED
(STR)	TO BE REMOVED
(STR)	TO BE REMOVED
(STR)	TO BE REMOVED

THIS PLAN TO BE UTILIZED  
FOR DEMOLITION PURPOSES  
ONLY



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT

**NOT APPROVED FOR CONSTRUCTION**

**BID SET**

**BOHLER**  
4150 REGENT STREET, SUITE 200  
COLUMBIA, MO 65204  
PHONE: (314) 421-1000  
WWW.BOHLENGENGINEERING.COM

**M.E. JEITNER**  
PROFESSIONAL ENGINEER  
EXPIRATION DATE: 12/31/2024  
ILLINOIS LICENSE NO. 101210

**EXISTING CONDITIONS/ DEMOLITION PLAN**  
SHEET NUMBER  
**C-201**  
DATE: 06/03/2024

ORD. DATE - 01/07/2024





**THIS PLAN TO BE UTILIZED  
FOR SITE GRADING  
PURPOSES ONLY**

OFFG. DATE - 06/05/2022

C-401

## GRADING PLAN

50071

**M.E. JEITNER**

**www.BohlerEngineering.com**

**BOHLER** //

PROPOSED DRIVE-THRU  
REDEVELOPMENT  
311 BUTTERFIELD ROAD  
WHEATON, ILLINOIS  
DUPAGE COUNTY  
60189

**BID SET**

**FOR -**

GLAZIER



RELEVANT BUTTERFIELD  
OPERATION, ELIMINATING

OLYMPIA COUNTY  
Gates

# CHILE

REGENT STATE,

Total/Engineer

E. JEITL

1000

### PERSONAL INFO

NO. 101 451 40 101

GRADIN

## PLAN

C-40

C-40

REC'D. DATE - 11/11/11



