

ORDINANCE NO. O-2025-17

AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT TO FORMALIZE THE ACQUISITION OF
A 21-FOOT STRIP OF LAND 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" (First Amended Ordinance); and

WHEREAS, on March 1, 2021 the Wheaton City Council approved 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" (Second Amended Ordinance); and

WHEREAS, the owner has submitted to the City a request to amend the Original Ordinance and the Amended Ordinances to formalize the acquisition of a 21-foot strip of land from 311 East Loop Road to accommodate additional parking and improve vehicle circulation on the subject property; and

WHEREAS, the City Council has found 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: An amendment to the Original Ordinance, First Amended Ordinance, and Second Amended Ordinance to allow the acquisition of a 21-foot strip of land from 311 East Loop Road to accommodate additional parking and improve vehicle circulation on the subject property is granted in full compliance with the following plans attached as Exhibit B: "Private Improvement Plan for Chick-fil-A, prepared by Kimly Horn, Warrenville, IL, dated April 29, 2024, sheets C000, C1000, C010, C101, C102, C200, EX.B, C400, and "Landscape Plan", prepared by MLD Studio, Alpharetta, GA, dated April 8, 2024, sheet L-101, subject to the following conditions:

1. Parking lot lighting shall be added in the new parking area on the east side of the subject property; and
2. The engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Section 3: The Final Plat of Subdivision, entitled "Final Plat of Subdivision - Danada Farms East Unit 5", prepared by Compass Surveying, Ltd., an Illinois Professional Land Surveyor, dated March 19, 2024 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest, to the plat attached hereto and incorporated herein as Exhibit "C".

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

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



Philip J. Suess

Mayor

ATTEST:



Andrea Rosedale

City Clerk

Roll Call Vote:

Ayes:	Councilman Clousing Councilwoman Robbins Councilman Weller Councilman Barbier Councilwoman Bray-Parker Councilman Brown Mayor Suess
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: April 7, 2025

Published: April 8, 2025

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

UTILITY PROVIDERS

WATER
COMMONWEALTH EDISON
303 W WEAVER STREET
WHEATON, IL 60187
(630) 250-2000

SEWR
DUPage COUNTY PUBLIC WORKS DEPARTMENT
421 N. COUNTRY FAIR ROAD
WHEATON, IL 60187
(630) 407-6500

ELECTRICITY
COMMONWEALTH EDISON
11301 SHIFT ROAD
LONDONDERRY, IL 60148
(609) 334-7561

STORMWATER/PUBLIC WORKS
DUPage COUNTY PUBLIC WORKS DEPARTMENT
421 N. COUNTRY FAIR ROAD
WHEATON, IL 60187
(630) 407-6500

GAS
NORTHERN ILLINOIS GAS COMPANY
70 FINLEY ROAD
LONDONDERRY, IL 60148
(800) 642-5746

BENCHMARK NOTE

DUPage COUNTY PUBLIC WORKS
BENCHMARK NO. 0207
3.2' BENCH Disk SET IN A LARGE CONCRETE OVERFLOW
STORM DRAIN
ELEV. 724.41 (NAVD88)

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATE SYSTEM
NAEBS (2011), ZONE 1201 ILLINOIS EAST

PROJECT TEAM

OWNER/DEVELOPER
KATHY FORTNER, FCI
DEVELOPMENT MANAGER
ALL on behalf of CHICK-FIL-A
301 EAST LOOP ROAD
ATLANTA, GA 30348
(404) 824-5616

SURVEYOR
SODIUS TREES, PLS
COMPASS SURVEYING LTD
2631 CINGERWOOD PARKWAY
STE 100
AURORA, IL 60502
(312) 389-4400

CIVIL ENGINEER
PRINCIPAL CONTACT: JAKE PANTER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON
SUITE 1000
CHICAGO, IL 60604
(630) 497-3432
JAKE.PANTER@KIMLEY-HORN.COM

SITE DATA TABLE

SITE ADDRESS 301 E LOOP ROAD
CITY WHEATON, IL 60187
COUNTY TAX ID NO. 0528403028
TOTAL SITE AREA: 2.20 ACRES
DISTURBED AREA: 0.871 SF
EXISTING BUILDING AREA: 4,594 SF
ZONING: C5 - PLANNED COMMERCIAL DISTRICT

FEMA FIRM FLOOD ZONE INFORMATION

ZONE: X (UNSHADED)
DEFINITION: AREA OF MINIMAL FLOOD HAZARD.
FIRM PANEL NO: 170472101534 & 17043C01534
OWNER: CHICK-FIL-A WHEATON
NUMBER: 17043C
EFFECTIVE DATE: 07/31/2019
REVISION DATE: 05/01/2019

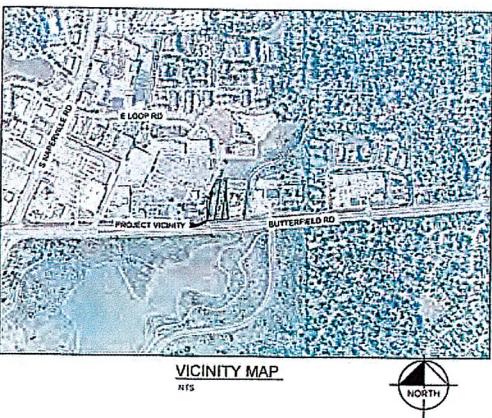
PRE-DEVELOPMENT VS. POST DEVELOPMENT CONDITIONS

TOTAL SITE AREA: 2.20 ACRES / 9,871 SF
DISTURBED AREA: 0.43 ACRES / 18,900 SF
PRE-DEVELOPED IMPERVIOUS AREA: 1.60 ACRES / 69,857 SF
PRE-DEVELOPED PERVIOUS AREA: 0.60 ACRES / 26,014 SF
POST-DEVELOPED IMPERVIOUS AREA: 1.60 ACRES / 69,852 SF
POST-DEVELOPED PERVIOUS AREA: 0.60 ACRES / 26,019 SF

PRIVATE IMPROVEMENT PLANS
FOR

CHICK-FIL-A

301 EAST LOOP ROAD,
WHEATON, IL 60189



SHEET INDEX	
SHEET NO.	DESCRIPTION
C000	C000 COVER SHEET
C100	C100 DEMO PLAN
C101	C101 EROSION CONTROL
C102	C102 EROSION CONTROL DETAILS
C200	C200 SITE PLAN
C201	C201 SITE PLAN
C300	C300 DRAINAGE AND GRADING PLAN
C400	C400 UTILITY PLAN
C500	C500 CONSTRUCTION DETAILS
C501	C501 CONSTRUCTION DETAILS
C502	C502 CONSTRUCTION DETAILS

LEGEND

— — — — —	PARCEL PROPERTY LINE
— — — — —	BLUFFER PARK AND BUILDING SETBACK
— — — — —	PAVEMENT SAWCUT AND JOIN LINE
— — — — —	APPROXIMATE LIMIT OF DEMOLITION
165 — 160	PROPOSED CONTOUR
160 —	EXISTING CONTOUR
— — — — —	DEMOLITION AREA
— — — — —	LANDSCAPE
— — — — —	DRIVE-THRU CONCRETE PAVEMENT
— — — — —	CONCRETE SIDEWALK
— — — — —	REMOVE AND REPLACE CONCRETE PAVEMENT

SCOPE OF WORK

CHICK-FIL-A INTENDS TO REMOVE THEIR EXISTING PARKING ON THE EAST SIDE OF THE BUILDING PARCEL. THE EXISTING PARKING ACCORDING TO THE ADJACENT PARCEL TO THE EAST WHICH IS CURRENTLY BEING RELOCATED. PROPOSED WORKS INCLUDE DEMOLITION OF EXISTING PAVEMENTS AND CURBIS TO INSTALL NEW 80-DEGREE PARKING STALLS TO ACCOUNT FOR THE ADDED AREA OF DRAINAGE. A NEW UNDERGROUND STORM SYSTEM WILL BE INSTALLED TO ENSURE NO INCREASE IN FLOW WILL OCCUR.

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS
COUNTY OF DUPage

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THE USE THEREOF, WHICH WILL NOT BE UNREASONABLE. PRECAUTIONS HAVE BEEN TAKEN FOR COLLECTION AND DISPOSAL OF SUCH SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS THAT THE SUBDIVISION HAS A RIGHT TO USE AT THAT SURFACE. WATERS WILL BE PLANNED FOR ACCORDING WITH CURRENT ACCEPTED ENGINEERING PRACTICES TO REASONABLY LIMIT RISKS OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 10TH DAY OF SEPTEMBER 2024



REGISTERED PROFESSIONAL ENGINEER



1-800-892-0123

CHICK-FIL-A
WHEATON FSU
301 EAST LOOP ROAD
WHEATON, IL 60189
FSR#2734

REVISED EDITION
NO. DATE DESCRIPTION

ENCLOSURE NUMBER: 268214009
PRINTED FOR: *[Signature]*
DATE: 04/29/2024
DRAWN BY: *[Signature]* AP

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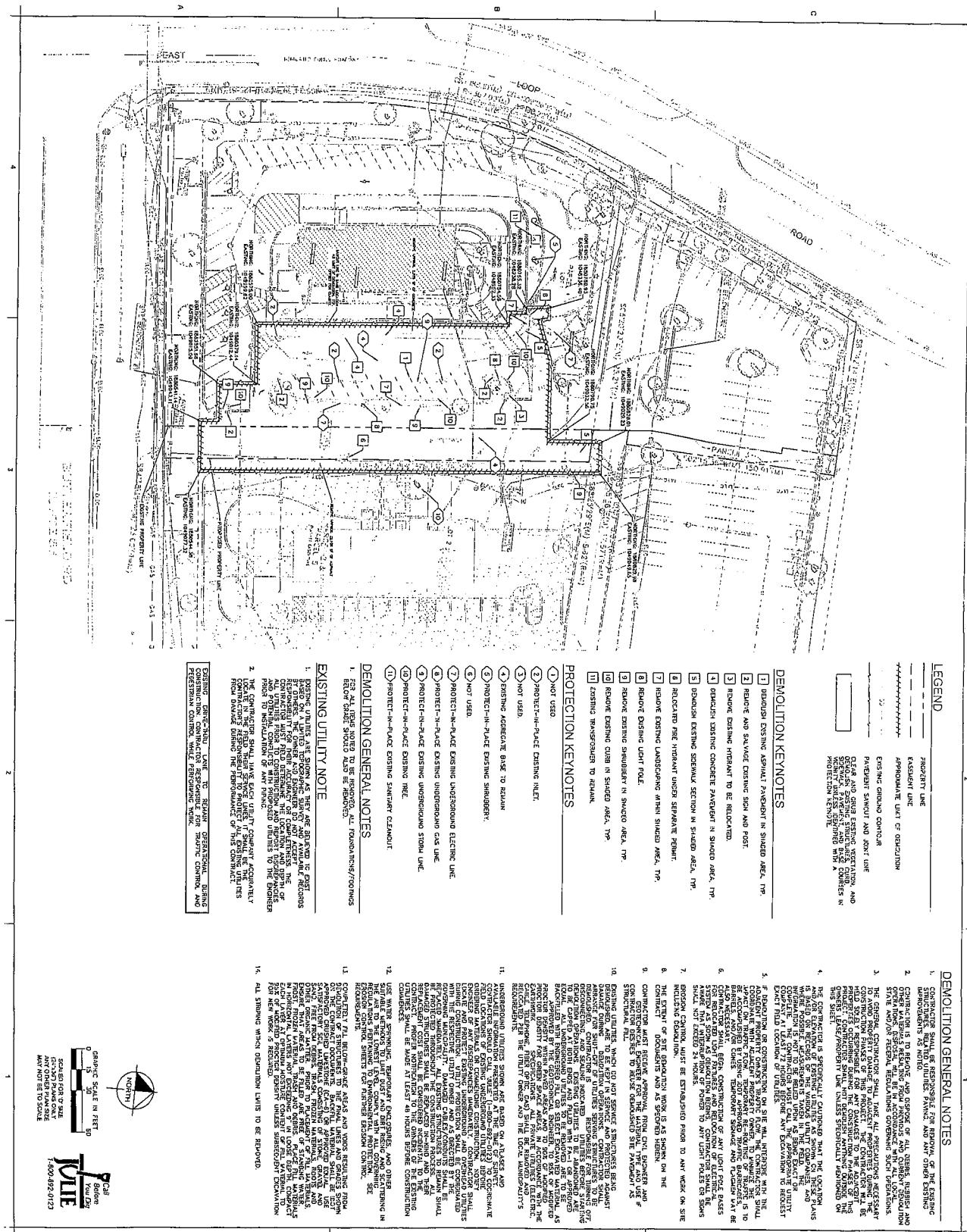
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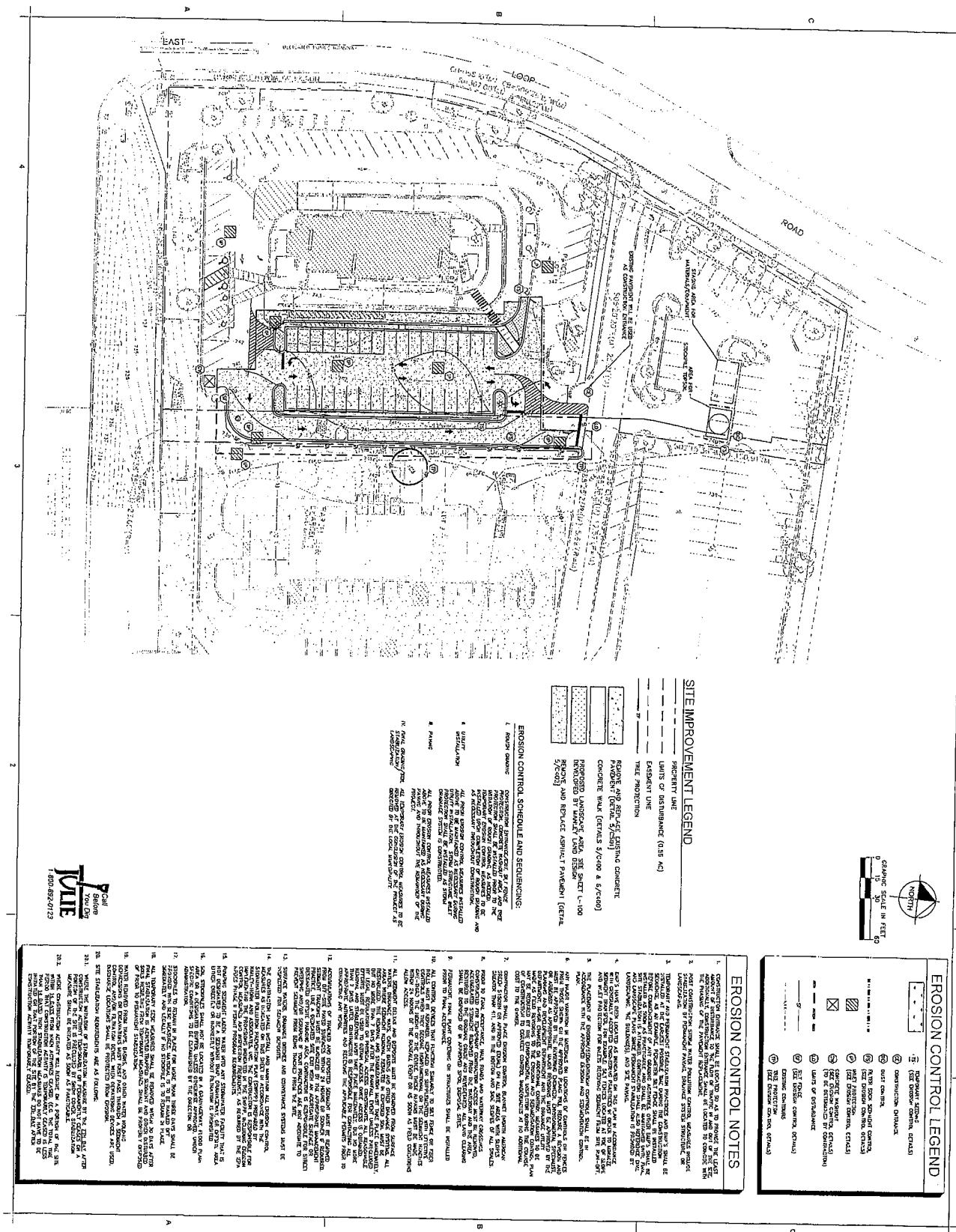
5200 Buffington Road
Atlanta, Georgia 30349-
2998

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424 E. 32nd St., Suite 600, New York, NY 10016
Phone: 609-485-9190

CHICK-FIL-A
WHEATON FSU
301 EAST LOOP ROAD
WHEATON, IL 60189

C100

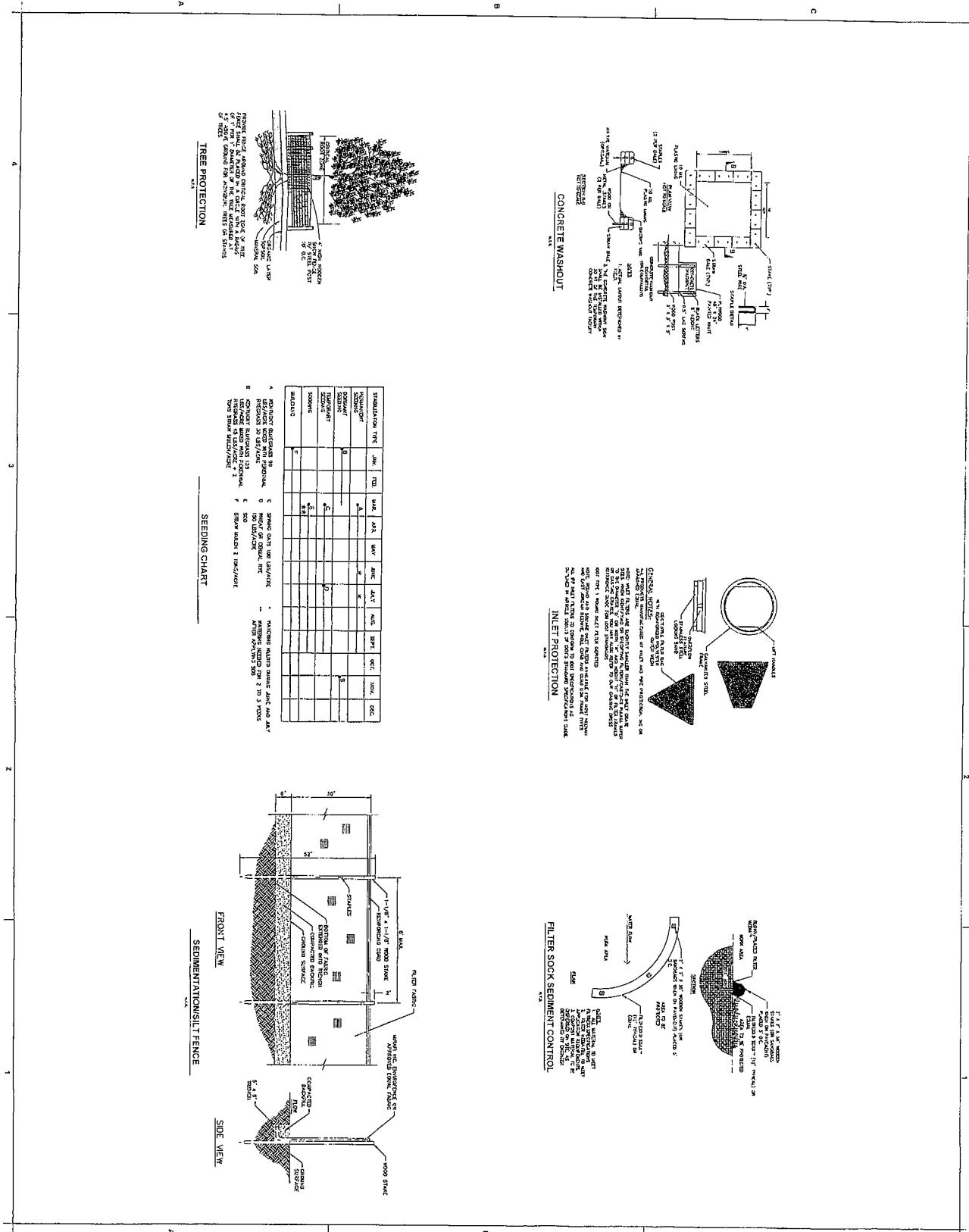
17 June 2024



CHICK-FIL-A
WHEATON FSU
301 EAST LOOP ROAD
WHEATON, IL 60189

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2000



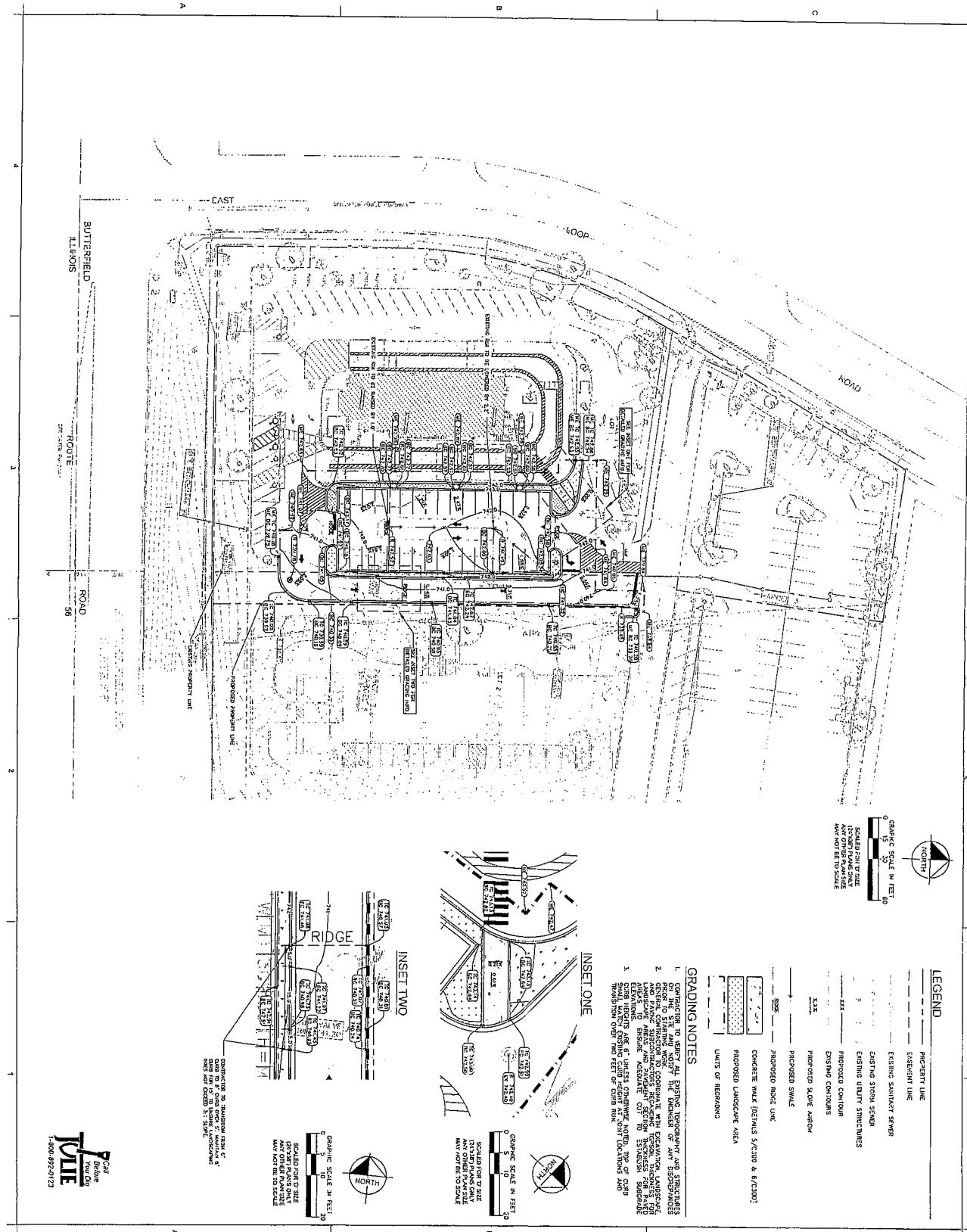


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WHEATON, IL 60189



CHICK-III-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998

C102	
PROJECT #	2021-4500
AP	4/20/2021
IN CONTROL PLAN	



CHICK-FIL-A
WHEATON FSU
301 EAST LOOP ROAD
WHEATON, IL 60189

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Call
Before
You Go

Chick-fil-A
5200 Burlington Road
Atlanta, Georgia 30349-
2298



Exhibit C

