

**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.

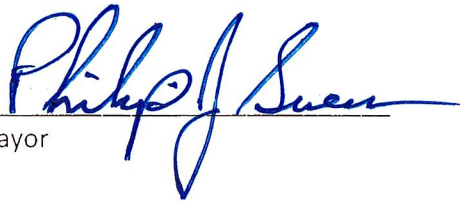
**Section 2:** An amendment to the Original Ordinance, First Amended Ordinance, and Second Amended Ordinance to allow the acquisition of a 21-foot strip of land from 311 East Loop Road to accommodate additional parking and improve vehicle circulation on the subject property is granted in full compliance 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.

  
Mayor

ATTEST:

  
City Clerk

**Roll Call Vote:**

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

Nays: None

Absent: None

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**

# PRIVATE IMPROVEMENT PLANS

FOR

## CHICK-FIL-A

301 EAST LOOP ROAD,  
WHEATON, IL 60189

### UTILITY PROVIDERS

**WATER**  
CITY OF WHEATON  
303 N WILSON STREET  
WHEATON, IL 60187  
(630) 298-2950

**SEWER**  
DUPAGE COUNTY PUBLIC WORKS DEPARTMENT  
421 N COUNTY FAIR ROAD  
WHEATON, IL 60187  
(630) 407-6500

**ELECTRICITY**  
COMMONWEALTH Edison  
1800 SHUTT ROAD  
LOMBARD, IL 60148  
(800) 334-7561

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

**GAS**  
NORTHERN ILLINOIS GAS COMPANY  
70 FRILEY ROAD  
LOMBARD, IL 60148  
(800) 642-6748

### BENCHMARK NOTE

DUPAGE COUNTY PUBLIC WORKS  
BENCHMARK NO. C007  
15" BRASS DISK SET IN A LARGE CONCRETE OVERFLOW  
STRUCTURE  
ELEV. 724.41 (NAVD83)

### BASIS OF BEARINGS

ILLINOIS STATE PLAN COORDINATE SYSTEM  
KLV083 (2011), ZONE 1201 KLV083 EAST

### PROJECT TEAM

**OWNER/DEVELOPER**  
KATIA FORBES, P.E.  
DEVELOPMENT MANAGER  
ALL ON BEHALF OF CHICK-FIL-A  
3309 BUFFINGTON ROAD  
ATLANTA, GA 30349  
(404) 824-3016

**SURVEYOR**  
SCOTT C. BERBS, P.L.S.  
COMPASS SURVEYING LTD  
3539 GINGER ROGERS PARKWAY,  
SITE 100  
AURORA, IL 60002  
(312) 389-4400

**DAVE TERBULINE, JR.**  
STORE DEPARTMENT  
CHICK-FIL-A  
301 E LOOP ROAD  
WHEATON, IL 60189  
(630) 245-7766

**CIVIL ENGINEER**  
PRIMARY CONTACT: JAKE PANTER  
KIMLEY-HORN AND ASSOCIATES, INC.  
111 W. JACKSON,  
SUITE 1320  
CHICAGO, IL 60604  
(630) 487-3432  
JAKE.PANTER@KIMLEY-HORN.COM

### SITE DATA TABLE

**SITE ADDRESS** 301 E LOOP ROAD  
**COUNTY TAX ID NO.** WHEATON, IL 60189  
0528403028  
**TOTAL SITE AREA** 2.23 AC  
95,871 SF  
**EXISTING BUILDING AREA** 4,394 SF  
**ZONING** CS - PLANNED COMMERCIAL DISTRICT

### FEMA FIRM FLOOD ZONE INFORMATION

**ZONE:** X (UNSHADED)  
**DEFINITION:** AREA OF MINIMAL FLOOD HAZARD.  
**FIRM PANEL NO.** 1702210153J & 17043C0153J  
**COMMUNITY:** CITY OF WHEATON  
**NUMBER:** 17043C  
**EFFECTIVE DATE:** 07/31/2019  
**REVISION DATE:** 08/01/2019

### PRE-DEVELOPMENT VS. POST DEVELOPMENT CONDITIONS

**TOTAL SITE AREA:** 2.23 ACRES / 95,871 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



VICINITY MAP  
NTS

### LEGEND

- PARCEL PROPERTY LINE
- 60' BUFFER PARK AND BUILDING SETBACK
- PAVEMENT SANGUT AND JOIN LINE
- APPROXIMATE LIMIT OF DEMOLITION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DEMOLITION AREA
- LANDSCAPE
- DRIVE-THRU CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- REMOVE AND REPLACE CONCRETE PAVEMENT

### SCOPE OF WORK

CHICK-FIL-A INTENDS TO EXPAND THEIR EXISTING PARKING ON THE EAST SIDE OF THE BUILDING. PART OF THIS EXPANSION INCLUDES ACQUISITION OF THE ADJACENT PARCEL TO THE EAST WHICH IS CURRENTLY BEING RECORDED. THIS PROJECT WILL INCLUDE DEMOLITION OF EXISTING PAVEMENTS AND CURBS TO INSTALL NEW 90-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 THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISPOSAL OF SUCH SURFACE WATERS IN TO PUBLIC OF PRIVATE AREAS AND/OR DRAINS THAT THE SUBDIVIDE HAS A RIGHT TO USE AD THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 10TH DAY OF SEPTEMBER 2024

*Jake H. Panter*  
JAKE H. PANTER  
062-069441

REGISTERED PROFESSIONAL ENGINEER



| 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      |



Chick-fil-A

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

Kimley-Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1201 IMPALE ROAD, SUITE 600 KANSASVILLE, IL 61855  
PHONE: 815-957-5350  
WWW.KIMLEY-HORN.COM

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

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSTRUCTION PROJECT # 240214000  
PROJECT # 001  
DATE 04/29/2024  
DRAWN BY AP

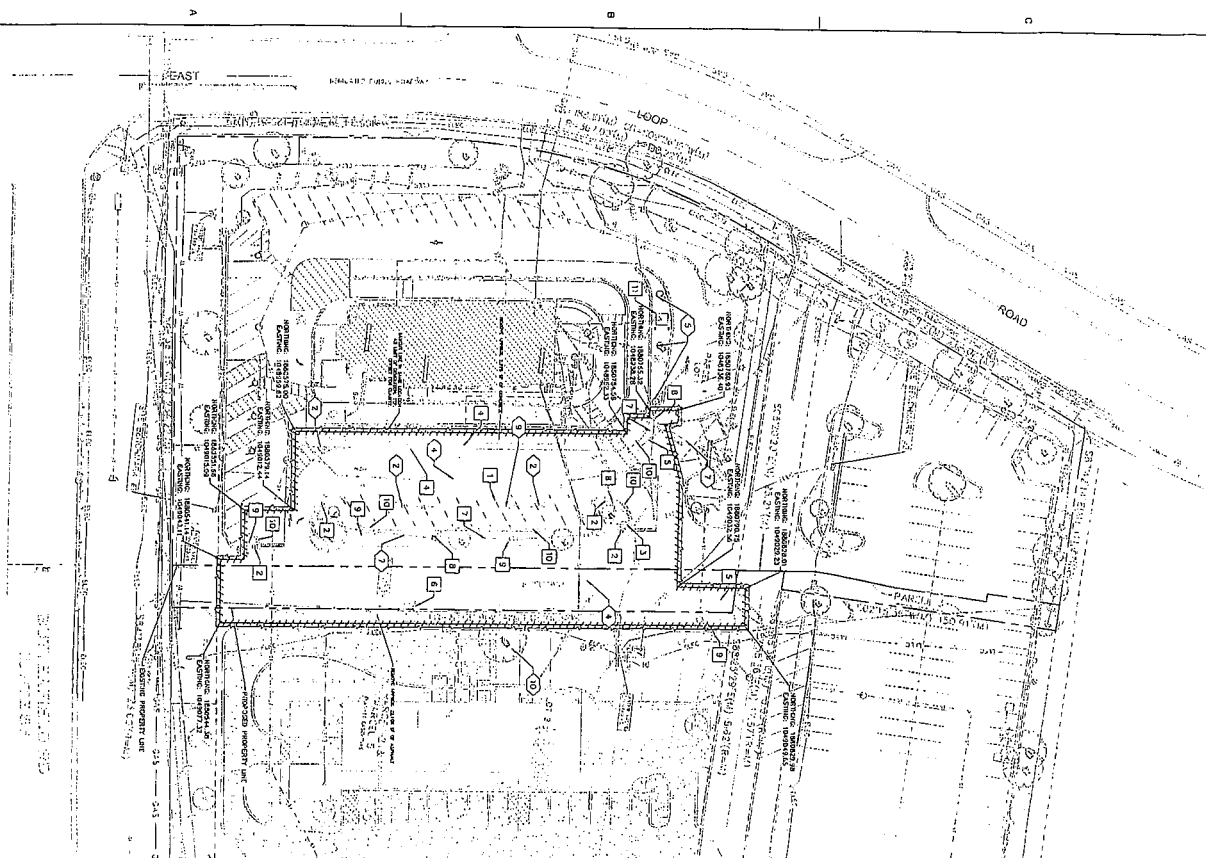
Checklist completed on this drawing and all sheets and submittals.  
This drawing is for informational purposes only. It is not to be used for construction.  
SHEET COVER SHEET

SEE TABLE A

C000



## C010



- PROPERTY LINE  
ESSENTIAL LINE  
APPROXIMATE LIMIT OF OCCUPATION  
EXISTING GROUND CONTOUR  
PERMITS SAWCUT AND JOIST LINE  
CLEAR AND GRUB EXISTING VEGETATION AND  
DEBRIS, PAVING, AND GRASS COURSES IN  
MOISTURE UNLESS IDENTIFIED WITH A  
PROTECTION REMARK

1. IDENTIFY EXISTING CAPITAL PENDANT IN SHARED AREA, TP.
2. REMOVE
3. REMOVE DASHING PENDANT TO BE RELOCATED
4. RELOCATE EXISTING CONCRETE PENDANT IN SHARED AREA, TP.
5. DEMOLISH EXISTING DECORAL SECTION IN SHARED AREA, TP.
6. RELOCATE FIRE HYDRANT UNDER SEPARATE POBART.
7. REMOVE EXISTING LANDSCAPING WITHIN SHARED AREA, TP.
8. REMOVE EXISTING CURB POLE.
9. REMOVE EXISTING SIGNAGE IN SHARED AREA, TP.
10. REMOVE EXISTING CURB IN SHARED AREA, TP.
11. EXISTING TRANSFORMER TO REMAIN.

1. NOT USED
2. PROTECT-IN-PLACE EXISTING INFILTRY.
3. NOT USED
4. EXISTING ACCESTE DIRT TO REMAIN
5. PROTECT-IN-PLACE EXISTING SHOULDER.
6. NOT USED
7. PROTECT-IN-PLACE EXISTING UNDERGROUND ELECTRIC LINE
8. PROTECT-IN-PLACE EXISTING UNDERGROUND GAS LINE
9. PROTECT-IN-PLACE EXISTING UNDERGROUND STORM LINE
10. PROTECT-IN-PLACE EXISTING RYE
11. PROTECT-IN-PLACE EXISTING SANDY CLAYMUD

1. FOR ALL ITEMS NOTED TO BE REMOVED, ALL FOUNDATIONS/FOOTINGS BELOW GRADE SHOULD ALSO BE REMOVED.

1. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST BASED ON A LIMITED TOPOGRAPHIC SURVEY AND AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE USER ASSUMES ALL RISK OF CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES SHOWN. THE USER RELEASES THE ENGINEER FROM AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO THE ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

- CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING THE PERFORMANCE OF THIS CONTRACT.

- EXISTING DRIVE-THRU LANE TO REMAIN OPERATIONAL DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL WHILE PERFORMING WORK.

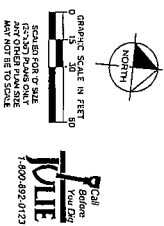
1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
  2. CONSTRUCTION IS TO REMOVE AND GRADEN OF ALL EXISTING, IN-PLACE OPEN RAMP DISSEST, WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATION.
  3. THE ORIGINAL CONTRACTOR SHALL TAKE ALL PRECIPITATIONS NECESSARY TO PROTECT THE EXISTING STRUCTURES THROUGHOUT THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL NOT REDUCED ANYTHING OUTSIDE THE PROJECT AREA UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER IN THIS SHEET.
- THE CONTRACTOR IS HEREOFORTHY GUARANTEED THAT THE EXISTING

- [illegible]

- UNDERSTANDING SHOULD ALSO BE BASED ON A LARGER AND MORE COMPREHENSIVE KNOWLEDGE OF THE CONCEPTS OF CONSUMER BEHAVIOR. CONSUMER BEHAVIOR IS THE STUDY OF THE FACTORS THAT INFLUENCE THE CHOICE OF WHETHER TO PURCHASE, HOW MUCH TO PURCHASE, WHEN TO PURCHASE, WHERE TO PURCHASE, AND HOW TO PURCHASE. CONSUMER BEHAVIOR IS A COMPLEX PHENOMENON THAT IS INFLUENCED BY A VARIETY OF FACTORS, INCLUDING CULTURE, SOCIETY, PERSONALITY, AND PSYCHOLOGY. CONSUMER BEHAVIOR IS A FIELD OF STUDY THAT IS INTERDISCIPLINARY, INVOLVING AS IT DOES CONCEPTS FROM PSYCHOLOGY, SOCIOLOGY, ANTHROPOLOGY, AND MARKETING. CONSUMER BEHAVIOR IS A FIELD OF STUDY THAT IS IMPORTANT TO UNDERSTAND IN ORDER TO BE ABLE TO MAKE AT LEAST A FEW THINGS BETTER. CONSUMER BEHAVIOR IS A FIELD OF STUDY THAT IS IMPORTANT TO UNDERSTAND IN ORDER TO BE ABLE TO MAKE AT LEAST A FEW THINGS BETTER. CONSUMER BEHAVIOR IS A FIELD OF STUDY THAT IS IMPORTANT TO UNDERSTAND IN ORDER TO BE ABLE TO MAKE AT LEAST A FEW THINGS BETTER.

13. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM REMOVAL OF STRUCTURES TO THE SUB BASE AND CREATE SLOPE

16. ALL STRIPPING WITHIN DEMOLITION LIMITS TO BE REMOVED.



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

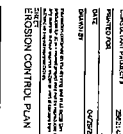
# Kinley»Horn

6. 2226 NIVELY-HEBY AND ASSOCIATES, INC.  
4301 AUSTIN RD., SUITE 600, WASHINGTON, D. C. 20512  
PH: 202. 630-4875-2550  
FAX: 202. 630-4875-1550

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

**C100**





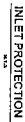
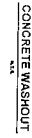
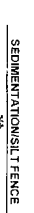
FSR#2734

PROV: 430-427-5556  
WWW.MSCV.COM.CA

2998





[illegible]

**C102**

|  |             |
|--|-------------|
| CONTRACT PROJECT #   | 200-21-0000 |
| APPROVED FOR   | A           |
| SITE   | 04700000    |
| DESIGNED BY  | A           |
| <p>A plan showing, in accordance with the drawings and all applicable codes, the proposed work to be performed for the Erosion Control Plan for the project shown on the attached drawings. The work shall be in accordance with the specifications and standards of the Department of Transportation.</p> |             |
| <p>EROSION CONTROL PLAN</p>  |             |
| <p>PROJECT NUMBER</p>  |             |

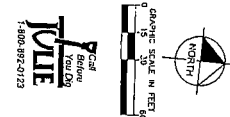
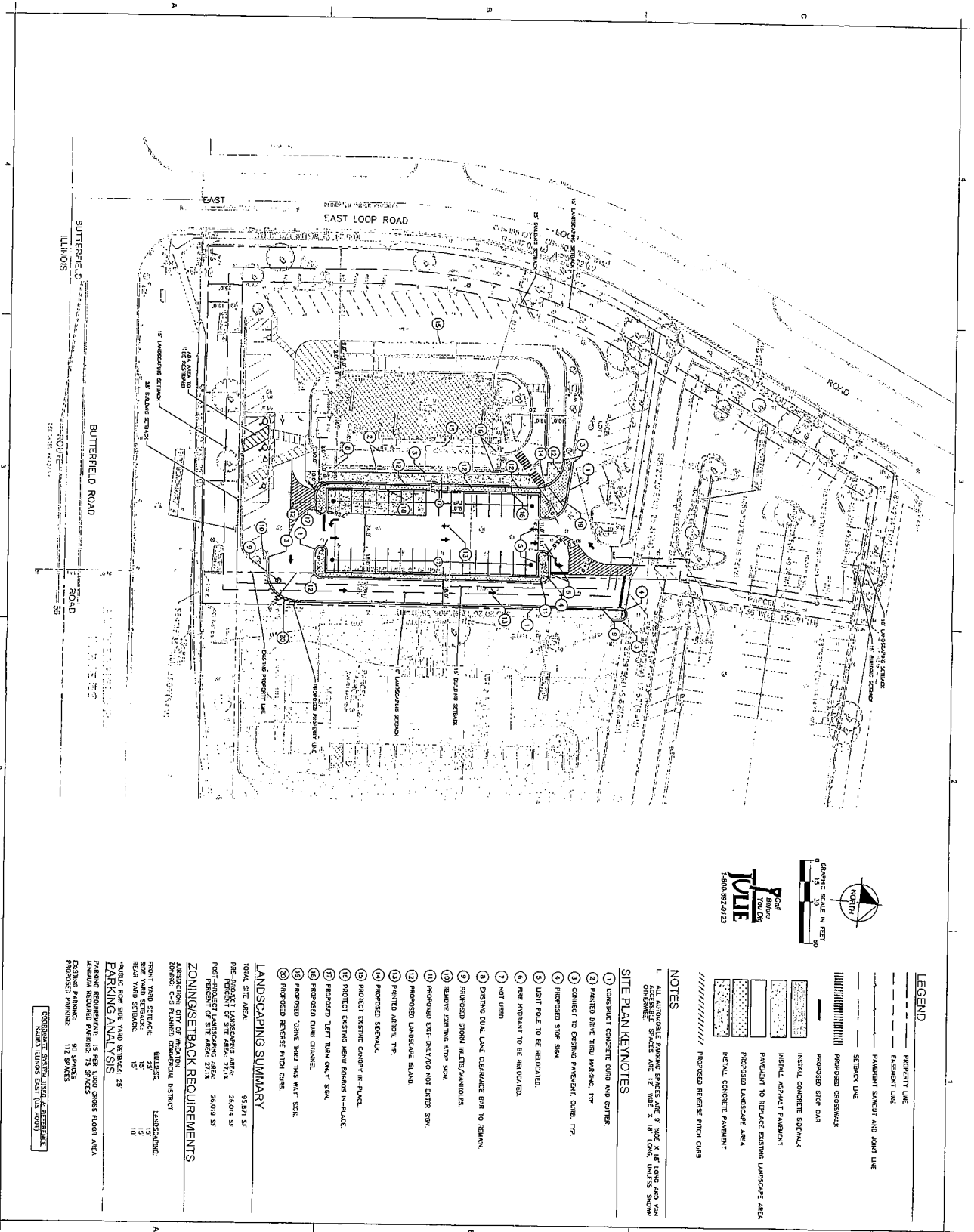
| NO. | DATE | DESCRIPTION |
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**CHICK-FIL-A**  
WHEATON FSU  
301 EAST LOOP ROAD  
WHEATON, IL 60189

**Kimley»Horn**  
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4250 WENTWORTH AVENUE, SUITE 600, KANSAS CITY, MO 64111  
PHONE: 816-467-9150  
FACSIMILE: 816-467-1579

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





Graphic Scale in Feet  
0 10 20 30 40 50 60 70 80 90 100  
1" = 100'  
1-800-892-0123

LEGEND

- PROJECT LINE
- EASEMENT LINE
- PAVEMENT SANITARY AND JOINT LINE
- SETBACK LINE
- PROPOSED CROSSWALK
- PROPOSED STOP BAR
- INSTALL CONCRETE SIDEWALK
- INSTALL ASPHALT PAVEMENT
- PAVEMENT TO REPLACE EXISTING LANDSCAPE AREA
- PROPOSED LANDSCAPE AREA
- INSTALL CONCRETE PAVEMENT
- PROPOSED REFRAKE PITCH CURB

NOTES

- ALL AUTOMOBILE PARKING SPACES ARE 8' WIDE X 18' LONG AND ARE ACCESSIBLE SPACES ARE 12' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.

SITE PLAN KEYNOTES

- CONSTRUCT CONCRETE CURB AND CORNER
- PAINTED DRIVE THRU MARKING, TYP.
- CONNECT TO EXISTING PAVEMENT, CURB, TYP.
- PROPOSED STOP SIGN
- UPSET POLE TO BE RELOCATED
- POLE HEIGHT TO BE RELOCATED
- NOT USED
- EXISTING DUAL LANE CLEARANCE BAR TO REMAIN
- PROPOSED STORM WELLS/MANHOLES
- REMOVE EXISTING STOP SIGN
- PROPOSED EXIST. DUCT/NOT ENTER SIGN
- PROPOSED LANDSCAPE ISLAND
- PAINTED ARBOR, TYP.
- PROPOSED SIDEWALK
- PROJECT EXISTING CANOPY IN PLACE
- PROJECT EXISTING MEN ROOMS IN PLACE
- PROPOSED LEFT TURN ONLY SIGN
- PROPOSED DRIVE CHANNEL
- PROPOSED DRIVE THRU BUS WAIT SIGN
- PROPOSED REFRAKE PITCH CURB

LANDSCAPING SUMMARY

|                               |           |
|-------------------------------|-----------|
| TOTAL SITE AREA               | 65,201 SF |
| PRE-EXISTING LANDSCAPING AREA | 26,014 SF |
| POST-PROJECT LANDSCAPING AREA | 26,014 SF |
| POST-PROJECT SITE AREA        | 26,014 SF |

ZONING/SETBACK REQUIREMENTS

|                                |          |           |
|--------------------------------|----------|-----------|
| ADJACENT CITY OF WHEATON       | BUILDING | LANDSCAPE |
| MINIMUM SETBACK                | 15'      | 15'       |
| FRONT YARD SETBACK             | 15'      | 15'       |
| REAR YARD SETBACK              | 15'      | 15'       |
| PAVEMENT ROW SIDE YARD SETBACK | 25'      |           |

PARKING ANALYSIS

MINIMUM REQUIREMENT IS PER 1,000 GROSS FLOOR AREA  
EXISTING 2,000 GROSS FLOOR AREA  
PROPOSED PARKING: 112 SPACES

COORDINATE SYSTEM USED & REFERENCE  
NAD83 TUNING EASTING 7007



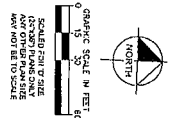
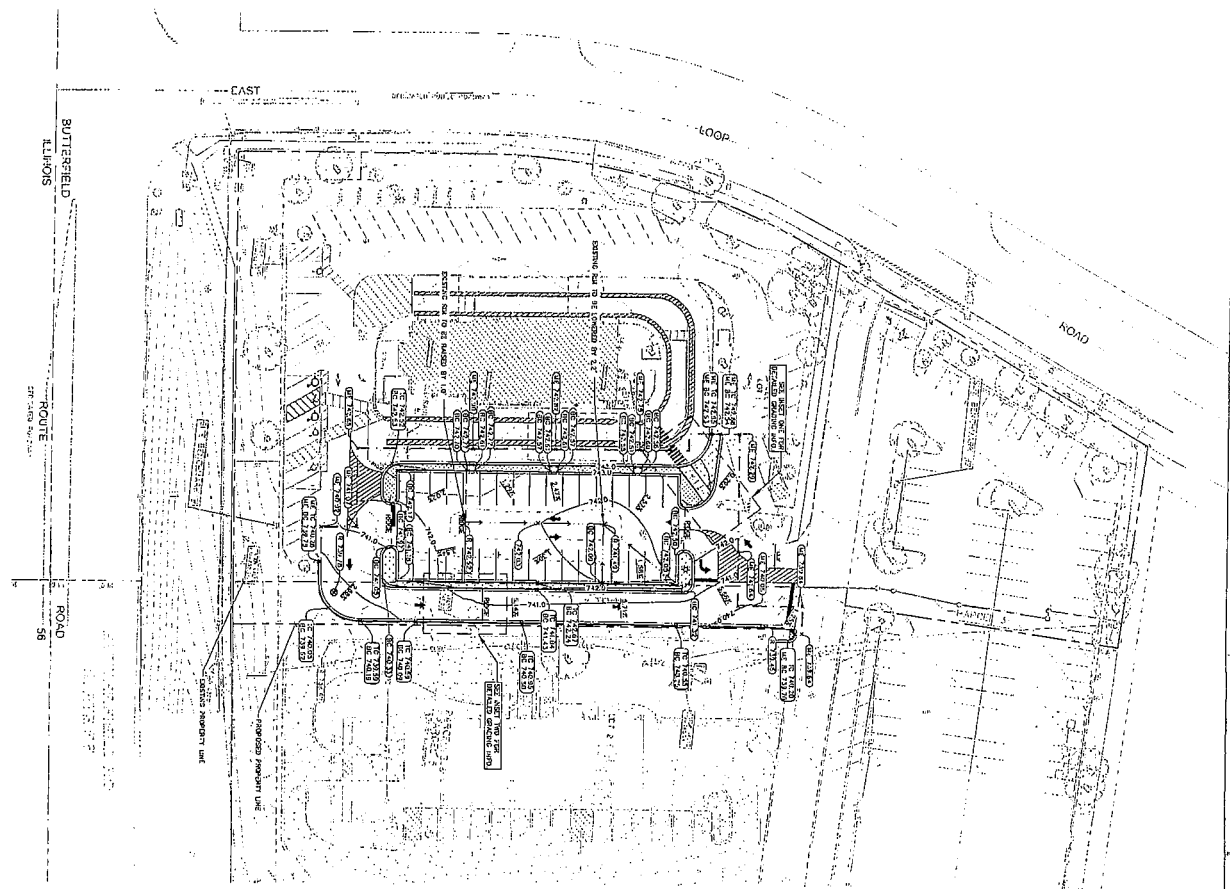
Chick-Fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998

Kimley»Horn  
6200 KIMLEY HORN RD. SUITE 200, WHEATON, IL 60181  
PH: 630.399.1200 FAX: 630.399.1201  
WWW.KIMLEYHORN.COM

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

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 06/17/24 | ISSUED FOR PERMIT |
| 2   | 06/17/24 | ISSUED FOR PERMIT |
| 3   | 06/17/24 | ISSUED FOR PERMIT |
| 4   | 06/17/24 | ISSUED FOR PERMIT |
| 5   | 06/17/24 | ISSUED FOR PERMIT |
| 6   | 06/17/24 | ISSUED FOR PERMIT |
| 7   | 06/17/24 | ISSUED FOR PERMIT |
| 8   | 06/17/24 | ISSUED FOR PERMIT |
| 9   | 06/17/24 | ISSUED FOR PERMIT |
| 10  | 06/17/24 | ISSUED FOR PERMIT |
| 11  | 06/17/24 | ISSUED FOR PERMIT |
| 12  | 06/17/24 | ISSUED FOR PERMIT |
| 13  | 06/17/24 | ISSUED FOR PERMIT |
| 14  | 06/17/24 | ISSUED FOR PERMIT |
| 15  | 06/17/24 | ISSUED FOR PERMIT |
| 16  | 06/17/24 | ISSUED FOR PERMIT |
| 17  | 06/17/24 | ISSUED FOR PERMIT |
| 18  | 06/17/24 | ISSUED FOR PERMIT |
| 19  | 06/17/24 | ISSUED FOR PERMIT |
| 20  | 06/17/24 | ISSUED FOR PERMIT |

C200

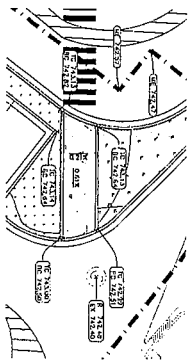


### LEGEND

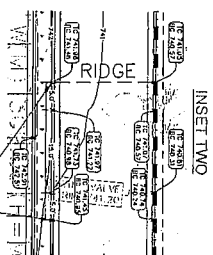
- PROPERTY LINE  
SEAWALL LINE  
EXISTING SANDWICH SHEDS  
EXISTING STONE SCREEN  
EXISTING UTILITY STRUCTURES  
PROPOSED CONDUIT  
EXISTING CONDUITS  
PROPOSED SLOPE ARROW  
PROPOSED SWALE  
PROPOSED ROAD USE  
CONCRETE WALL (DETAILS A/C/D AND E/C/D)  
PROPOSED LANDSCAPE AREA  
LIMIT OF REPAIRING

## GRADING NOTES

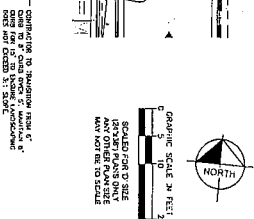
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES REGARDING TOPOGRAPHY.
2. CONTRACTOR SHALL COOPERATE WITH EXISTING TOPICAL LANDSCAPE AND PLANTING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR PLANTED AREAS AND PAYMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED. TOP OF CURB SHALL BE 18" ABOVE FINISHED GRADE AT CURB LOCATIONS AND TRANSITION OVER TWO FEET OF CURB RUN.



INSET ONE



INSET TWO



INSET TWO



Chick-Billy

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

# Kimley»Horn

O 222 K.V.7-HCUI A/D ASSOCIATES, INC  
4221 KENNEDY ROAD, SUITE 600, KILPATRICK, IL 60135  
PH: 630-467-5590  
FAX: 630-467-5590

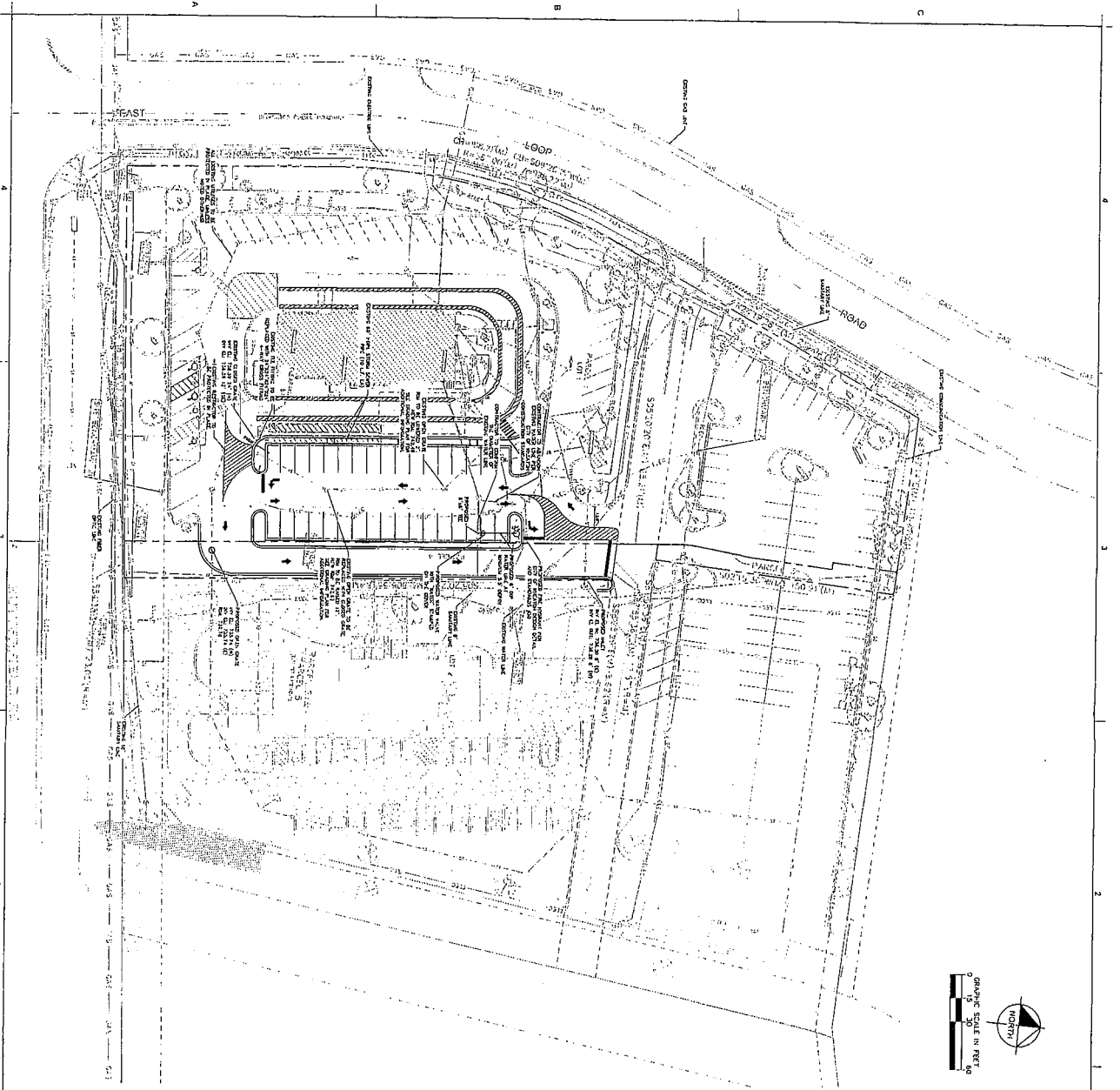
**CHICK-FIL-A**  
WHEATON FSU  
301 EAST LOOP ROAD  
WHEATON, IL 60189

**FSR#2734**

| REVISION SCHEDULE |             |
|-------------------|-------------|
| NO.               | DATE        |
|                   | DESCRIPTION |

|                        |             |
|------------------------|-------------|
| CONTRACT, MAKE PRODUCT | 2007-1-0300 |
| PROJECT OF FOR         |             |
| CITY                   | 1860        |
| DESIGN BY              | 04-25-2012  |
|                        | AP          |

**EX.B**



# LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER PIPE
- STORM DRAIN INLET, FIRE HYDRANT, WATER VALVE
- EXISTING UTILITY
- PROPOSED 60" HDPE STORAGE PIPE

## EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE. ENGINEERS DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OR VERIFICATION OF THE UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OR VERIFICATION OF THE UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OR VERIFICATION OF THE UTILITIES.

## UTILITY NOTES

- ALL UTILITY PIPE LAYOUTS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. ENGINEERS DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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**Chick-Fil-A**  
5200 Buffington Road  
Atlanta, Georgia 30349-2998

**Kimley-Horn**  
301 East Loop Road  
Wheaton, IL 60189

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

**C400**  
UTILITY PLAN  
1:800 B23-C123

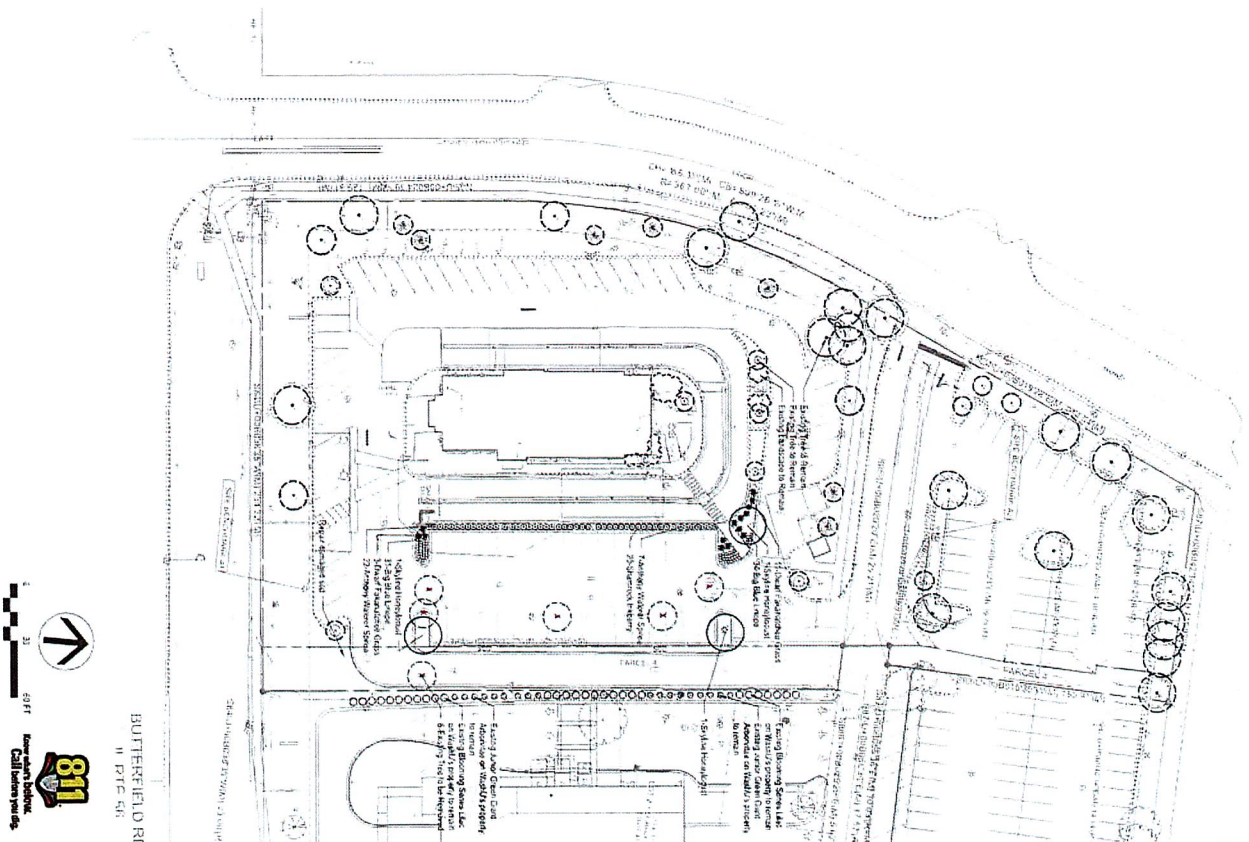


Business Unit 1044 260000



2. Explain how water will be added on at the end and released by the  
 3. Give information about the addition in a paragraph. Use the word "polymerization"  
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 10. Use the word "polymerization" in a paragraph. Use the word "polymerization"

1. The following are the most common types of organizational structures:
  - a. Functional structure: Organized by departments or functions (e.g., marketing, finance, operations).
  - b. Divisional structure: Organized by product lines, geographic regions, or customer segments.
  - c. Matrix structure: Combines functional and divisional structures, with employees reporting to both a functional manager and a divisional manager.
  - d. Flat structure: Few hierarchical levels, promoting communication and flexibility.
  - e. Hierarchical structure: Clear lines of authority and reporting, with multiple levels of management.
2. The primary purpose of an organizational structure is to define the relationships and responsibilities within the organization, ensuring efficient coordination and communication.
3. Common reasons for changing organizational structure include:
  - a. Growth and expansion: As the organization grows, the existing structure may become inefficient.
  - b. Technological changes: New technologies may require different organizational arrangements.
  - c. Market changes: Changes in the market environment may necessitate structural adjustments.
  - d. Strategic shifts: Changes in the organization's strategy may require a corresponding change in structure.
  - e. Performance issues: Poor performance may indicate a need for structural reform.
4. Key factors influencing the choice of organizational structure are:
  - a. Size of the organization: Larger organizations often require more complex structures.
  - b. Nature of the business: Different types of businesses may benefit from different structures.
  - c. Industry characteristics: Certain industries may have standard or preferred structures.
  - d. Management style: The preferences of top management can influence the choice of structure.
  - e. Resources: Available resources can limit or enable certain structural options.
5. The process of designing an organizational structure typically involves:
  - a. Identifying the organization's mission and strategy.
  - b. Determining the key functions and departments needed.
  - c. Establishing reporting relationships and lines of authority.
  - d. Defining job roles and responsibilities.
  - e. Implementing the structure and monitoring its effectiveness.
6. The main advantages of a functional structure are:
  - a. Specialization: Employees develop expertise in their specific functional areas.
  - b. Efficiency: Streamlined processes within functional departments.
  - c. Clear communication: Strong vertical communication within functions.
  - d. Resource allocation: Easier to allocate resources within functional areas.
7. The main disadvantages of a functional structure are:
  - a. Silos: Lack of communication and coordination between functional departments.
  - b. Limited career growth: Employees may feel stuck in their functional roles.
  - c. Slow decision-making: Multiple layers of approval within functions.
  - d. Duplication of efforts: Similar tasks may be performed in different functional areas.
8. The main advantages of a divisional structure are:
  - a. Focus: Dedicated resources and attention to specific products or markets.
  - b. Flexibility: Ability to respond quickly to changes in the market.
  - c. Accountability: Clear responsibility for performance within divisions.
  - d. Innovation: Encourages creative problem-solving within divisions.
9. The main disadvantages of a divisional structure are:
  - a. Duplication: Overlap of functions across different divisions.
  - b. Higher costs: Increased overhead due to multiple support functions.
  - c. Potential for conflict: Competition for resources between divisions.
  - d. Loss of functional expertise: Specialized knowledge may be lost if not managed carefully.
10. The main advantages of a matrix structure are:
  - a. Flexibility: Ability to adapt to changing project requirements.
  - b. Resource utilization: Efficient use of specialized personnel across projects.
  - c. Communication: Strong horizontal communication across project teams.
  - d. Accountability: Clear responsibility for project outcomes.
11. The main disadvantages of a matrix structure are:
  - a. Complexity: Can be confusing for employees with multiple reporting lines.
  - b. Potential for conflict: Conflicting priorities from functional and project managers.
  - c. Power struggles: Competition for resources and influence.
  - d. Slow decision-making: Need for consensus between multiple stakeholders.
12. The main advantages of a flat structure are:
  - a. Quick decision-making: Few layers of approval.
  - b. High employee morale: Increased sense of responsibility and autonomy.
  - c. Improved communication: Direct lines of communication.
  - d. Cost reduction: Elimination of unnecessary management layers.
13. The main disadvantages of a flat structure are:
  - a. Lack of specialization: Employees may not develop deep expertise.
  - b. Overload: Too many direct reports for managers.
  - c. Limited career progression: Few advancement opportunities.
  - d. Potential for confusion: Lack of clear lines of authority.
14. The main advantages of a hierarchical structure are:
  - a. Clear lines of authority: Well-defined reporting relationships.
  - b. Order and discipline: Structured environment.
  - c. Career progression: Clear paths for advancement.
  - d. Delegation of responsibility: Clear assignment of tasks.
15. The main disadvantages of a hierarchical structure are:
  - a. Bureaucracy: Slow decision-making due to many layers.
  - b. Lack of flexibility: Rigid structure may hinder innovation.
  - c. Communication barriers: Information may be lost or distorted as it passes through layers.
  - d. High overhead: Multiple levels of management.

[illegible]

PERMIT  
Landscape Plan  
2018 FLOWERS  
L-101

FSU# 02734

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

**MLD STUDIO**  
Landscape Architects  
51 old canyon street  
albuquerque, nm 80005

**Chick-fil-A**  
5200 Bufington Road  
Atlanta, Georgia 30349-2998



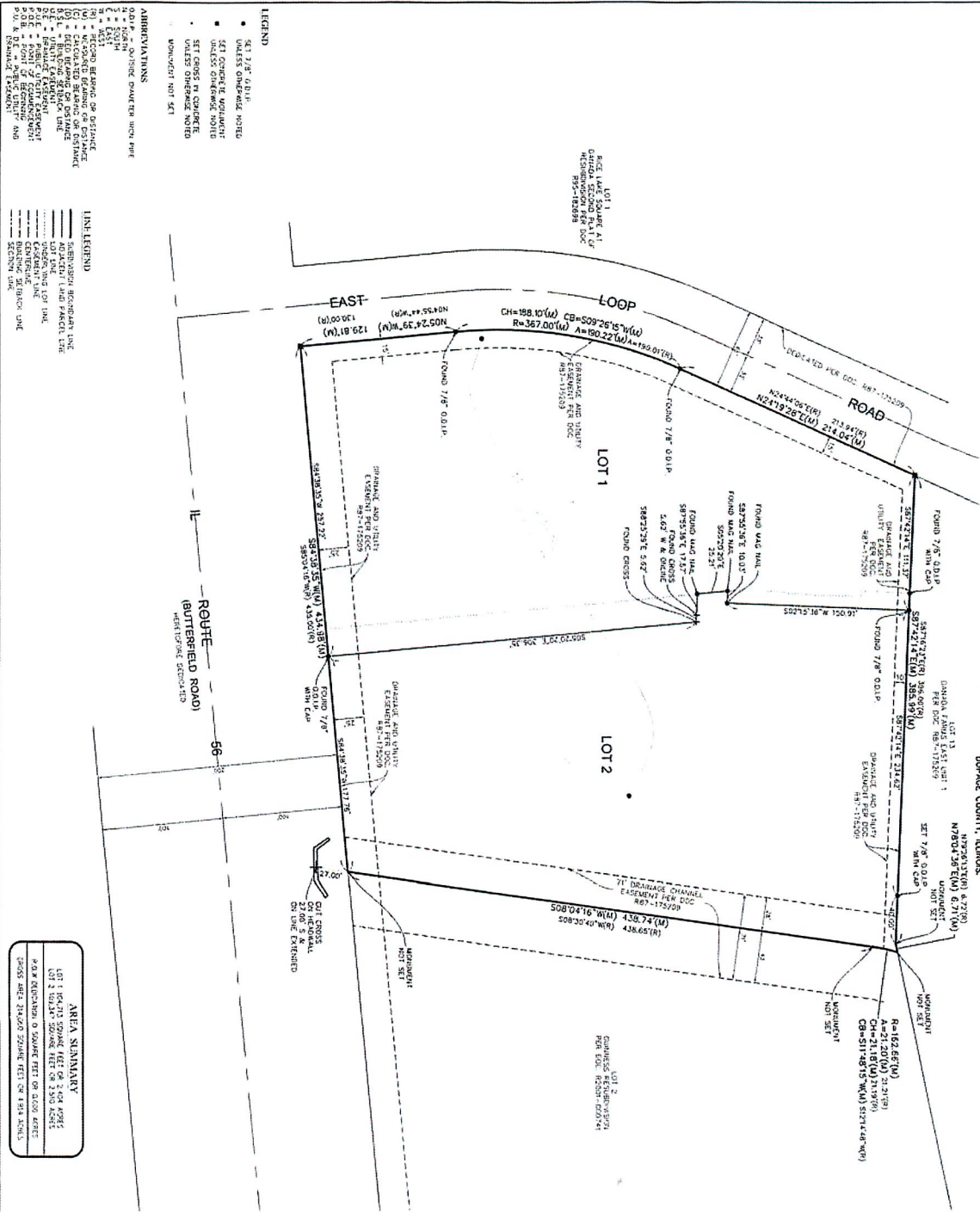
**Exhibit C**

# FINAL PLAT OF SUBDIVISION

## DANADA FARMS EAST UNIT 5

BEING A SUBDIVISION OF LOTS 1 AND 2 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 31, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SUIPER COUNTY, ILLINOIS. AS DOCUMENT NO. 985-058160, IN

P.L.N. 05-28-403-028  
05-28-403-029



ACCESS NOTE:  
DRIVER SHALL BE TO DIRECT VEHICLE AND ACCESS TO R. ROUTE 56 (BUTTERFIELD ROAD) FROM LOT 1 NORTH LOT 2.

**ABBREVIATIONS**  
 D.M.P. = DOWNSIDE CHARTED HIGH PILE  
 S. = SOUTH  
 N. = NORTH  
 E. = EAST  
 W. = WEST  
 (M) = MEASURED  
 (C) = CALCULATED  
 (A) = ADJUSTED  
 (B) = BOUNDARY  
 (D) = DISTANCE  
 (E) = EASEMENT  
 (F) = FOUND  
 (G) = GROUND  
 (H) = HOLE  
 (I) = INTERSECTION  
 (J) = JUNCTION  
 (K) = KNOT  
 (L) = LINE  
 (M) = MILE  
 (N) = NORTH  
 (O) = OAK  
 (P) = PINE  
 (Q) = QUARTZ  
 (R) = ROCK  
 (S) = SAND  
 (T) = TOWN  
 (U) = UPRIGHT  
 (V) = VERTICAL  
 (W) = WEST  
 (X) = X  
 (Y) = Y  
 (Z) = Z

**LINE LEGEND**  
 --- SUBDIVISION BOUNDARY LINE  
 --- ADJACENT LAND PARCEL LINE  
 --- QUARTERING LOT LINE  
 --- COASTLINE  
 --- RAILROAD LINE  
 --- SECTION LINE

**AREA SUMMARY**

|   |
|---|
| LOT 1: 104.15 SQUARE FEET OR 2.40 ACRES |
| LOT 2: 104.15 SQUARE FEET OR 2.40 ACRES |
| TOTAL: 208.30 SQUARE FEET OR 4.80 ACRES |

**AFTER RECORDING**  
 RETURN TO:  
 CITY OF WHEELING  
 301 W. WHEEL STREET  
 WHEELING, IL 60091

1 OF 2

|   |   |  |  |   |  |   |   |
|---|---|--|--|---|--|---|---|
| <b>COMPASS SURVEYING LTD.</b><br>ALTA SURVEY & TOPOGRAPHY • CONSTRUCTION STAKING<br>201 GUNFIRE WOODS PARKWAY, STE. 100<br>ALTOONA, IL 60009<br>PHONE: 815-281-1234 FAX: 815-281-1235 | <b>PROJECT</b><br>CHICK-FIL-A<br>201 GUNFIRE WOODS PARKWAY, STE. 100<br>ALTOONA, IL 60009 | <b>CLIENT</b><br><b>Kimley»Horn</b><br>201 GUNFIRE WOODS PARKWAY, STE. 100<br>ALTOONA, IL 60009<br>PHONE: 815-281-1234 FAX: 815-281-1235 | <b>PROPERTY OWNER/DEVELOPER</b><br>CHICK-FIL-A<br>201 GUNFIRE WOODS PARKWAY, STE. 100<br>ALTOONA, IL 60009 | <b>DATE:</b> 3-16-2024 <b>PC:</b> N/A <b>DRAWN BY:</b> C.C. <b>CHECKED BY:</b> SK <b>BOOK:</b> N/A <b>PG:</b> N/A | <b>REVISIONS</b><br>1. REVISED FOR RECORD<br>2. REVISED FOR RECORD<br>3. REVISED FOR RECORD<br>4. REVISED FOR RECORD | <b>DATE</b><br>3/16/2024<br>3/16/2024<br>3/16/2024<br>3/16/2024 | <b>BY</b><br>C.C.<br>C.C.<br>C.C.<br>C.C. |
|---|---|--|--|---|--|---|---|



