

**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**

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, the developer has submitted to the City a request to amend the Original Ordinance to revise the drive-thru lane to include a multi-point ordering layout; and the City has determined that the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.10 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:

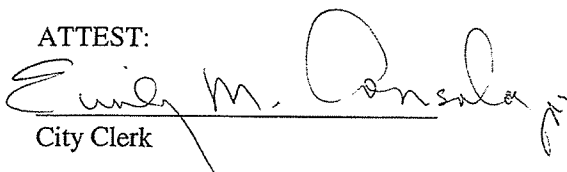
Section 1: The real property, legally described in Exhibit A, which is attached hereto and incorporated herein, has been and continues to be zoned in the C-5 Planned Commercial District zoning classification.

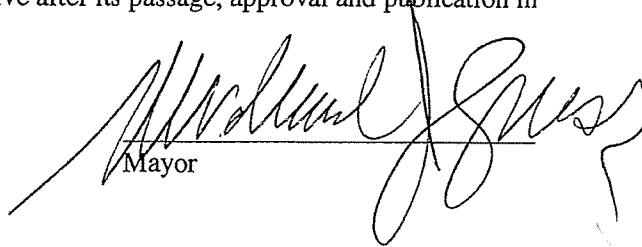
Section 2: Section 2 of the Original Ordinance shall be amended to include the use of the following plans in lieu of those described in the Original Ordinance: The plans entitled "Chick-fil-A, 301 East Loop Road, Wheaton, IL 60189 - Site Plan, prepared by Woolpert, Oakbrook Terrace, IL dated December 2009 and revised April 8, 2010."

Section 3: In all other respects, the terms and conditions of the Original Ordinance are ratified and remain in full force and effect.

Section 4: This ordinance shall become effective after its passage, approval and publication in pamphlet form in the manner described by law.

ATTEST:

  
City Clerk

  
Mayor

Roll Call Vote:

Ayes: Councilman Prendiville  
Councilman Scalzo  
Councilman Suess  
Councilwoman Corry  
Councilman Mouhelis  
Mayor Gresk

Nays: None

Absent: Councilman Levine

Motion Carried Unanimously

Passed: April 19, 2010  
Published: April 20, 2010

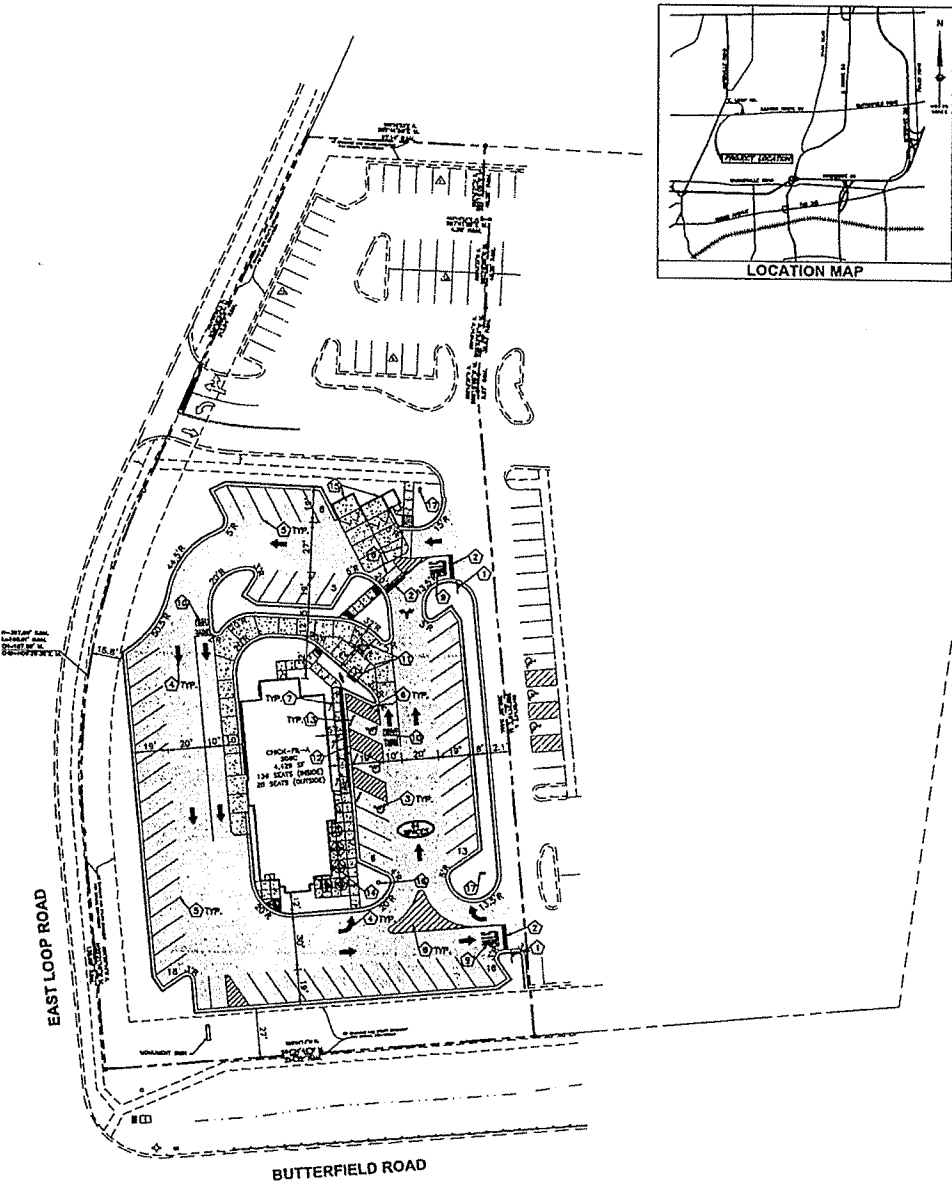
**EXHIBIT A**

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.

Layout Date: 07/10/10; Designer: E.A.M.; Draftsman: J.H.M.; Title: SITE PLAN; Project: 70072-3426; Location: 301 EAST LOOP ROAD, WHEATON, ILLINOIS 60189  
Client: LAMSTRAL, LP; Owner: LAMSTRAL, LP; Drawn By: E.A.M.; Checked By: J.H.M.; Date: 07/10/10; Scale: AS SHOWN; Sheet: 1 OF 1



- ### SITE NOTES
1. ALL DIMENSIONS, RADI AND COORDINATES ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
  2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS OTHERWISE NOTED.
  3. ALL CURB & CUTTER ON-SITE SHALL BE "POSITIVE", UNLESS OTHERWISE NOTED.
  4. ALL CURB & CUTTER ON-SITE SHALL BE 81/16 UNLESS OTHERWISE NOTED.
  5. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND LOCAL MUNICIPAL CODES.

- ### SITE PLAN LEGEND
- INDICATES NEW CONCRETE PAVEMENT/SIDWALK
  - INDICATES NEW ASPHALT PAVEMENT
  - PROPOSED CURB AND CUTTER
  - ACCESSIBLE RAMP
  - DETECTABLE WARNING

- ### SITE KEY NOTES
- NO. DESCRIPTION
  - 1 STOP SIGN, R1-1
  - 2 24" STOP LINE, TRAFFIC WHITE PAINT
  - 3 PAINTED ACCESSIBLE PARKING SYMBOL
  - 4 DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
  - 5 4' PARKING STALL STRIPE, TRAFFIC WHITE PAINT
  - 6 PAINT 4" WIDE STRIPE AT 2' O.C. AT 45° ANGLE, TRAFFIC YELLOW PAINT
  - 7 ACCESSIBLE PARKING SIGN
  - 8 PEDESTRIAN CROSSING
  - 9 STOP LINE GRAPHICS
  - 10 DRIVE-THRU GRAPHICS
  - 11 MENU BOARD & CANDY ORDERING STATION
  - 12 DEPRESSED CURB AT ACCESSIBLE PARKING STALLS
  - 13 CONCRETE WHEEL STOP
  - 14 OUTDOOR SEATING AREA
  - 15 REFUSE ENCLOSURE
  - 16 FLAG POLE
  - 17 DIRECTIONAL SIGNAGE

### SITE DATA

TAX PARCEL NO.: 03-28-403-028  
LEGAL DESCRIPTION:  
PARCEL 1;  
LOT 7 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 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1988 AS DOCUMENT R04-058180, IN DUPAGE COUNTY, ILLINOIS.

SITE AREA: 2.198 ACRES (95,788 S.F.)  
CURRENT ZONING: G-5  
BUILDING COVERAGE: 10%  
RESTAURANT - 4,420 S.F. (4.62%)  
FLOOR AREA RATIO - 0.05  
IMPERVIOUS COVERAGE: 64,802 S.F. (71.1%)  
PERVIOUS COVERAGE: 27,704 S.F. (28.8%)

PARKING DATA:  
81 REGULAR SIZE SPACES PROVIDED (9'-19")  
3 ACCESSIBLE SPACES PROVIDED  
84 PARKING SPACES PROVIDED  
38 EXISTING PARKING SPACES TO REMAIN  
100 TOTAL PARKING SPACES PROVIDED  
56 PARKING SPACES REQUIRED (15/1000 S.F. GFA)

OWNER OF RECORD:  
LAMSTRAL, LP, AN ILLINOIS LIMITED PARTNERSHIP



### Revisions:

Mark	Date	By
△	01/14/10	JH
△		REVISED PER
△		PZD COMMENTS

Mark Date By  
△ 04/06/10 JH  
REVISED DRIVE-THRU LAYOUT

Mark Date By  
△

1815 South Meyers Road  
Suite 120  
Oakbrook Terrace, IL 60181  
630.421.9080  
FAX: 630.495.3731

WOOLPERT

STORE #2734  
WHEATON  
CDE S08C

301 EAST LOOP ROAD  
WHEATON, ILLINOIS  
60189

SHEET TITLE  
**SITE PLAN**

DWG EDITION 07.1  
REVISION

Job No. : 070072  
Store : 2734  
Date : DEC 09  
Drawn By : E.A.M.  
Checked By : J.H.M.

Sheet  
**SP-1.0**

