

**ORDINANCE NO. O-2019-08**

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT TO ALLOW A HEALTH CLUB AND/ OR BUSINESS AND PROFESSIONAL OFFICE TO OCCUPY A PORTION OF THE MAIN FLOOR (UNIT B - 520 SQUARE FEET AND UNIT C - 1,330 SQUARE FEET) OF AN EXISTING BUILDING IN THE C-2 RETAIL CORE COMMERCIAL DISTRICT - 124 NORTH MAIN STREET/ LEVENTIS**

**WHEREAS**, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit to allow a health club and/ or business and professional office to occupy a portion of the main floor (Unit B - 520 square feet and Unit C - 1,330 square feet) of an existing building in the C-2 Retail Core Commercial District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 124 North Main Street; ("Subject Property") 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 January 23, 2019, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, Du Page 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-2 Retail Core Commercial District zoning classification:

THE SOUTH 33 FEET OF LOTS 1 AND 2 IN BLOCK 7 IN TOWN OF WHEATON, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1853 AS DOCUMENT 7256, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-302-009

The subject property is commonly known as 124 North Main Street, Wheaton, IL 60187.


**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow a health club and/ or business and professional office to occupy a portion of the main floor (Unit B - 520 square feet and Unit C - 1,330 square feet) of an existing building in the C-2 Retail Core Commercial District, in full compliance with the floor plan entitled "Leventis - Existing Floor Plan, 124 North Main Street", dated January 17, 2019.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

  
Mayor

ATTEST:

  
City Clerk

ROLL CALL VOTE:

Ayes: Councilwoman Fitch  
Councilman Prendiville  
Mayor Gresk  
Councilman Rutledge  
Councilman Barbier

Nays: None

Absent: Councilman Scalzo  
Councilman Suess

Motion Carried Unanimously

Passed: February 4, 2019  
Published: February 5, 2019

Leventis -  
 Existing Floor Plan  
 1/17/19

124 N. MAIN ST  
 UNITS B + C

\* APPROX 1850 SQ FT TOTAL  
 B = 520  
 C = 1,330

