

2

ORDINANCE NO. F-0380

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A CERTAIN PIECE OF PROPERTY COMMONLY
KNOWN AS 222 WEST FRONT STREET**

WHEREAS, written application has been made for the issuance of a special use permit for a hair salon and day spa on the main floor of a building at 222 West Front Street, located in the C-2 retail core business district, and which is legally described herein, within the City of Wheaton, Illinois; and

WHEREAS, pursuant to the notice required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing has been conducted by the Wheaton Board of Zoning Appeals on July 13, 1999 to consider the issuance of a special use permit; and the Wheaton Code of Zoning Appeals did not recommend the issuance of the special use permit.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Wheaton, DuPage 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 business district zoning classification:

Lot 4 and the West 82 Feet (Measuring on the North Line) of Lot 3 of Warehouse Lots, as Shown by the Plat in County Clerk's Assessment Division of all Unsubdivided Lots in the South One-Half and the South One-Half of the North One-Half of Section 16, Township 39 North, Range 10, East of the Third Principal Meridian, According to the Plat Thereof Recorded September 29, 1890, as Document 43590, in DuPage County, Illinois.

P.I.N.: 05-16-307-001

This property is commonly known as 222 West Front Street, Wheaton, Illinois, 60187 ("Subject Property")

Section 2: The City Council of the City of Wheaton makes the following findings of fact with regard to the proposed special use permit for the Subject Property:

- A. The establishment, maintenance, or operation of the proposed special use is not detrimental to the public health, safety, morals, comfort, convenience, and general welfare.
- B. The proposed special use is not injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does not substantially diminish property values within the neighborhood.

- C. The establishment of the proposed special use does not impede the normal and orderly development and improvement of the surrounding property for uses already permitted.
- D. Adequate utilities, access ways, drainage, and other necessary facilities exist.
- E. Adequate measures have been taken to provide ingress and egress designed to minimize traffic congestion in the public streets.
- F. The proposed special use complies with the objectives of the Wheaton Comprehensive Plan.
- G. The proposed special use conforms to the applicable requirements of the district in which it is located.

Section 3: That based upon the foregoing findings, a special use permit is hereby granted for a hair salon and day spa on the main floor of the Subject Property, subject to all applicable ordinances of the City of Wheaton and to the plans prepared by The Belvedere Company, Belvedere, Illinois, dated May 12, 1999, and LaPage and Associates, dated May 12, 1999.

Section 4: All ordinances and parts of ordinances in conflict with or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict or inconsistency.

Section 5: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as is hereby authorized and directed to be done by the Mayor and City Council.

ATTEST:

Emily M. Anselmo
City Clerk



Mayor

Ayes:

Roll Call Vote:

Councilman Mork
Councilwoman Davenport
Councilman Eckhoff
Councilman Gresk
Mayor Carr
Councilman Johnson
Councilwoman Johnson

Ordinance No. F-0380/pg. 3

Nays:	None
Absent:	None

Motion Carried Unanimously

Passed: August 16, 1999

Published: August 17, 1999