

ORDINANCE NO. O-2019-36

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A VIRTUAL REALITY GAMING ARCADE ON PROPERTY COMMONLY KNOWN AS 126 N. HALE STREET – BAKER**

**WHEREAS**, written application has been made requesting a special use permit to allow the construction, operation and maintenance of a Virtual Reality Gaming Arcade, all on certain property legally described herein and commonly known as 126 N. Hale Street, Wheaton, IL ("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 July 23, 2019 to consider the special use permit request.

**NOW, THEREFORE, BE IT ORDAINED** by the City 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 in the C-2 Retail Core Business District classification:

THAT PART OF LOTS 9 AND 10 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 8; THENCE ON AN ASSUMED BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 66.4 FEET (RECORD=66.0), TO THE NORTHEAST CORNER OF LOT 9 FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF LOTS 9 AND 10, A DISTANCE OF 67.08 FEET TO A POINT ON THE NORTH FACE OF THE NORTH WALL OF THE BRICK CHAPEL BUILDING, SAID POINT BEING APPROXIMATELY 0.57 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 9; THENCE SOUTH 89 DEGREES 24 MINUTES 36 SECONDS WEST, ALONG A LINE COINCIDENT WITH said NORTH FACE OF the NORTH WALL OF THE BRICK CHAPEL BUILDING (AS EXISTING AND CONSTRUCTED ON LOTS 9 AND 10 ON AUGUST 1, 1949), A DISTANCE OF 133.33 FEET TO A POINT ON THE WEST LINE OF LOT 9, WHICH IS .014 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF LOT 9, 66.28 FEET TO THE NORTHWEST CORNER OF LOT 9; THENCE NORTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF LOT 9, 133.43 FEET (RECORD=132.0), TO THE POINT OF BEGINNING; ALL IN BLOCK 8 OF THE PLAT OF WHEATON IN SECTION 16, TOWNSHIP 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.

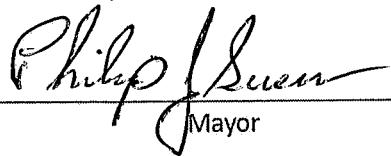
PIN: 05-16-301-028

The subject property is commonly known as 126 N. Hale Street, Wheaton, IL 60187.

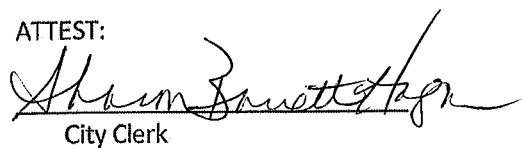
**Section 2:** Pursuant to the Findings of Fact made and determined by the City Council, a special use permit is granted to allow for the construction, operation and maintenance of a Virtual Reality Gaming Arcade on the Property, in full compliance with the following plans: "Interior Build Out for Arcade V, 126 N. Hale Street", prepared by LaPage Architects, Wheaton, IL, dated June 6, 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.

  
Philip J. Suess  
Mayor

ATTEST:

  
Alan Bennett Hagan  
City Clerk

Roll Call Vote:

Ayes: Councilman Zaruba  
Councilman Barbier  
Councilwoman Bray-Parker  
Mayor Suess  
Councilman Rutledge

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: August 5, 2019  
Published: August 6, 2019



**2** PROPOSED FLOOR PLAN  
PARTIAL  
NOT TO SCALE  
ALL DIMENSIONS IN FEET  
EXCEPT WHERE NOTED

ADJACENT TENANT SPACE  
NO CHANGE

PARTIAL  
**PROPOSED FLOOR PLAN**  
 $3\frac{1}{2}'' = 1'-0''$  RELT ON PRINTED DIMENSIONS ONLY -

SELLER ON PRINTED DIRECTIONS ONLY -

NO CHANGE

Z

1 ELEVATION FLOOR PLAN

RELY ON PRINTED DIMENSIONS ONLY

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44

PERMIT 6-6-19 -

BEDROOMS WITH REARDOOR	OTHER REARDOOR COMPARTMENTS
BEDROOMS WITH PROVIDED	02 NL. PIER OCCUPANT
EXIT ACCESS THROU. DISTANCE	THU. 02 EXITING EXIT DOORS AT 36 EA.
CORRIDOR WIDTH	NOOT ALLOWABLE. BUSESSES DOCKED, NOT SPANNED
DOOR SETH	THU. 36. NICHES (COOPERSPACE UNDER 840)
	MIN. 30 INCHES CLEAR

ROUTE	ROAD DISTANCE (MILES)
A	76
B	74
C	-

NOTE: ACCESS AND EXITS POINTS  
NOT SHOWN. TURNAROUNDS  
NOT SHOWN. ALL TURNAROUNDS  
ARE NORMAL. TURNAROUNDS  
ARE NOT SHOWN. PERSONS  
NAMED ARE NOT THE PERSONS  
REFERRED TO IN THE ROUTE  
DESCRIPTIONS.

LICENSE EXPIRES  
11-20-20

BOOTH CONSTRUCTION -  
PARTITION WALLS & CURTAINS --  
TO BE SIMILAR TO OWNER PROVIDED PHOTO

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Project # 19023  
Dowm: 77  
Date: 10-05-19  
Date/Rebate Due:  
Entered by Punter 09-05-19

A-1

EGRESS PLAN &  
FLOOR PLAN

Interior Build-out for:  
**Arcade V**  
126 N. Hale Street  
Wheaton, Illinois 60187

