

ORDINANCE NO. O-2020-39

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A BANQUET FACILITY
AT 122 N. MAIN STREET**

WHEREAS, an application has been submitted to consider the granting of a special use permit to allow a Banquet Facility to occupy an existing building located at 122 N. Main Street; 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, acting as a hearing body on October 13, 2020, October 27, 2020 and November 10, 2020 to consider said special use permit request and the Wheaton Planning and Zoning Board has recommended approval of the request.

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: Pursuant to the findings of fact made and determined by the Wheaton Planning and Zoning Board, a Special Use Permit is granted to allow a Banquet Facility to occupy the existing building on the following-described property:

The subject property is legally described as:

PARCEL 1: THE EAST 88.35 FEET OF LOT 7 IN BLOCK 7 OF PLAT OF THE TOWN OF WHEATON, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS CREATED BY DEED RECORDED JANUARY 25, 1965 AS DOCUMENT R65-2473, OVER AND UPON THE NORTH 12 FEET OF THAT PART OF LOT 6 LYING EASTERLY OF THE CENTER LINE OF THE NORTH AND SOUTH ALLEY AS NOW LOCATED IN SAID LOT; AND THE NORTH 12 FEET OF THAT PART OF LOT 7 LYING WEST OF THE WEST LINE OF THE EAST 88.35 FEET OF SAID LOT 7, AFORESAID.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN INGRESS AND EGRESS CREATED BY GRANT RECORDED JULY 13, 1994 AS DOCUMENT R94-151549, OVER AND UPON THE SOUTH 5 FEET OF LOT 1 AND THE SOUTH 5 FEET OF THE EAST 33 FEET OF LOT 2 IN BLOCK 7 OF THE PLAT OF THE TOWN OF WHEATON, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-302-014

The subject property is commonly known as 122 N. Main Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, the Special Use Permit is granted in full compliance with the following plans: "The Moment on Main Event Space - Floor Plans, Elevation, Across the Street View, Detail View and Birds Eye View", prepared by Sengstock Architects, St. Charles, IL, sheets 1-6 (attached herein as Exhibit "A"), dated August 19, 2020 and subject to the following conditions:

1. To minimize traffic congestion, no valet stand shall initially be operated on Main Street, however if it can be demonstrated in the future that a valet stand can be operated safely and efficiently on Main Street, one may be permitted subject to the reasonable approval of the Chief of Police and the Director of Engineering.
2. The applicant shall make reasonable commercial efforts to obtain shared parking agreements with adjacent business/ property owners.

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:



Karen Bennett-Hagan

City Clerk

Roll Call Vote

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

Nays: None

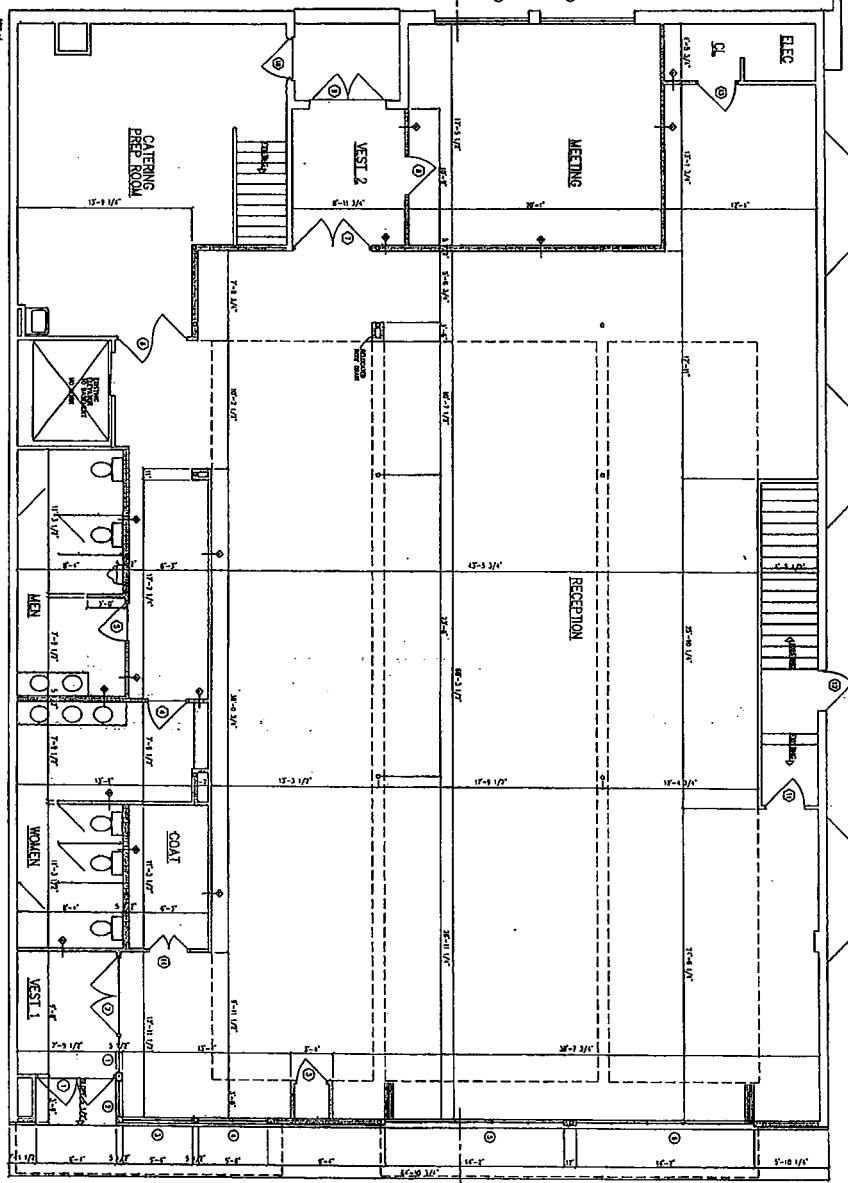
Absent: None

Motion Carried Unanimously

Passed: December 7, 2020
Published: December 8, 2020

EXHIBIT "A"

MAIN FLOOR PLAN



© 2019 by Scholastic Inc.

A1

**THE MOMENTS ON MAIN
EVENT SPACE
122 N. MAIN STREET
WHEATON, IL 60187**

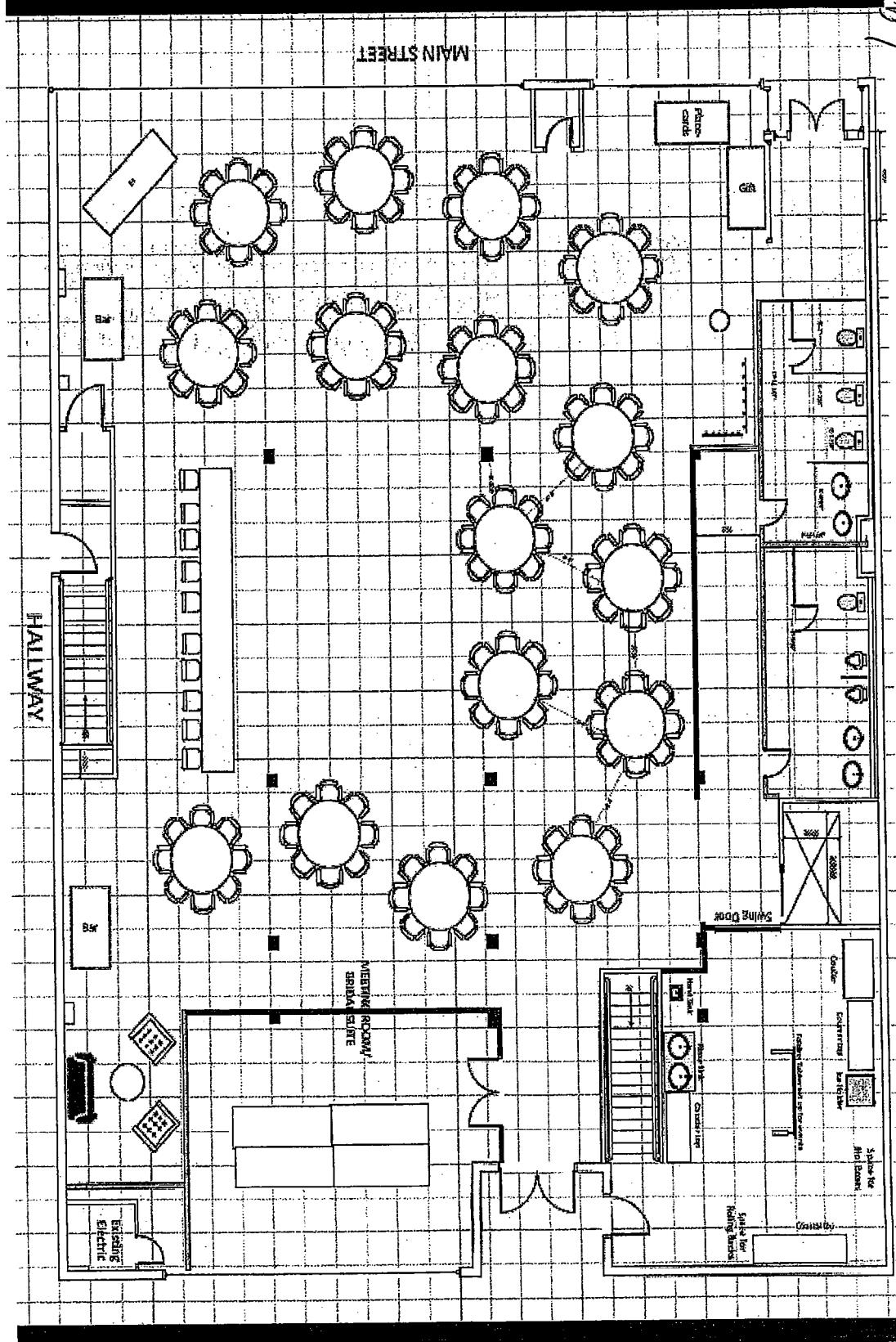
SENGSTOCK ARCHITECTS

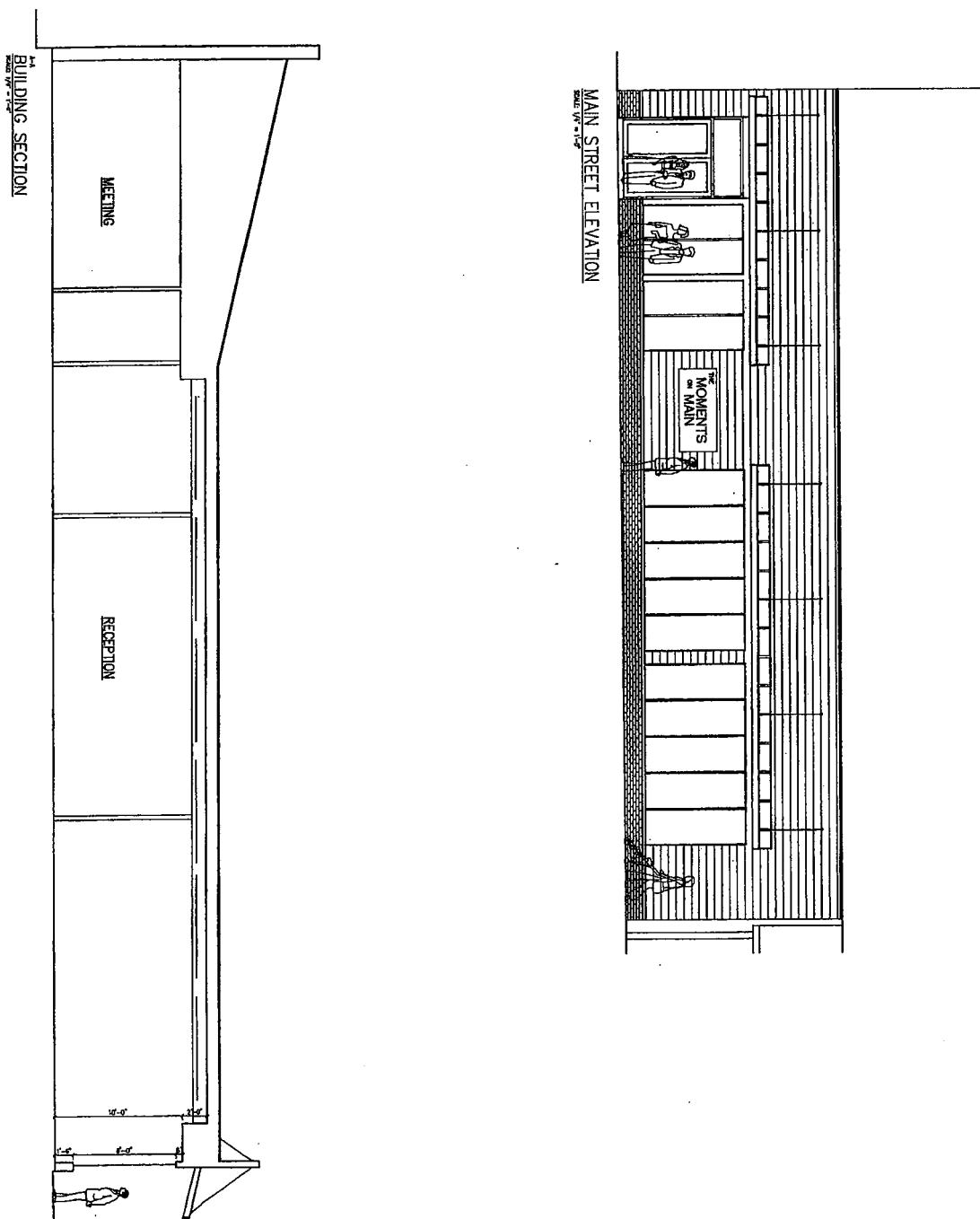
1037 ASH STREET
ST. CHARLES, IL 60174

(630) 770-5348
Greg@SengstookArchitects.com



Current Floor plan design





© 2008 Sengstock Architects

DATE	REVISION
APR 7, 2008	1
APR 7, 2008	2
APR 7, 2008	3
APR 7, 2008	4

A2

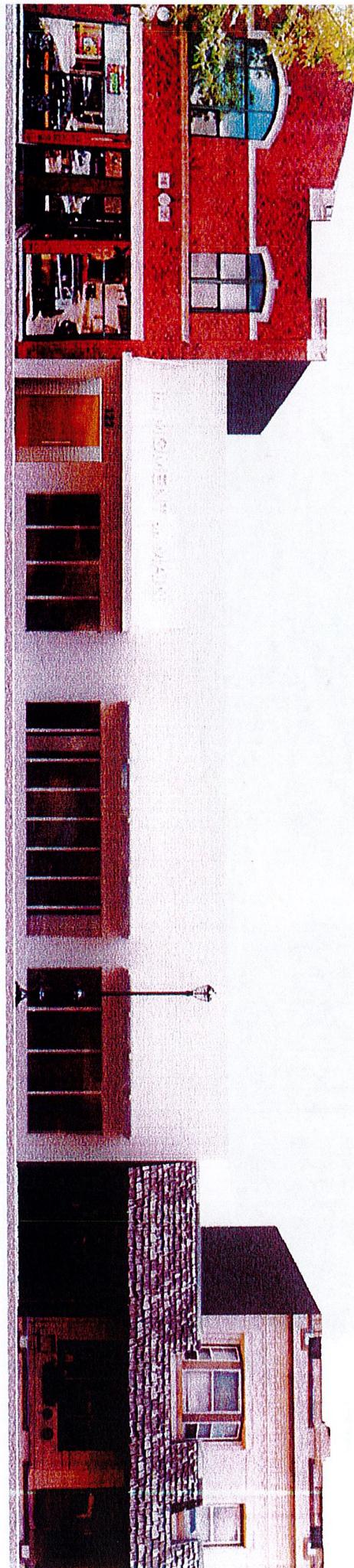
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SENGSTOCK ARCHITECTS
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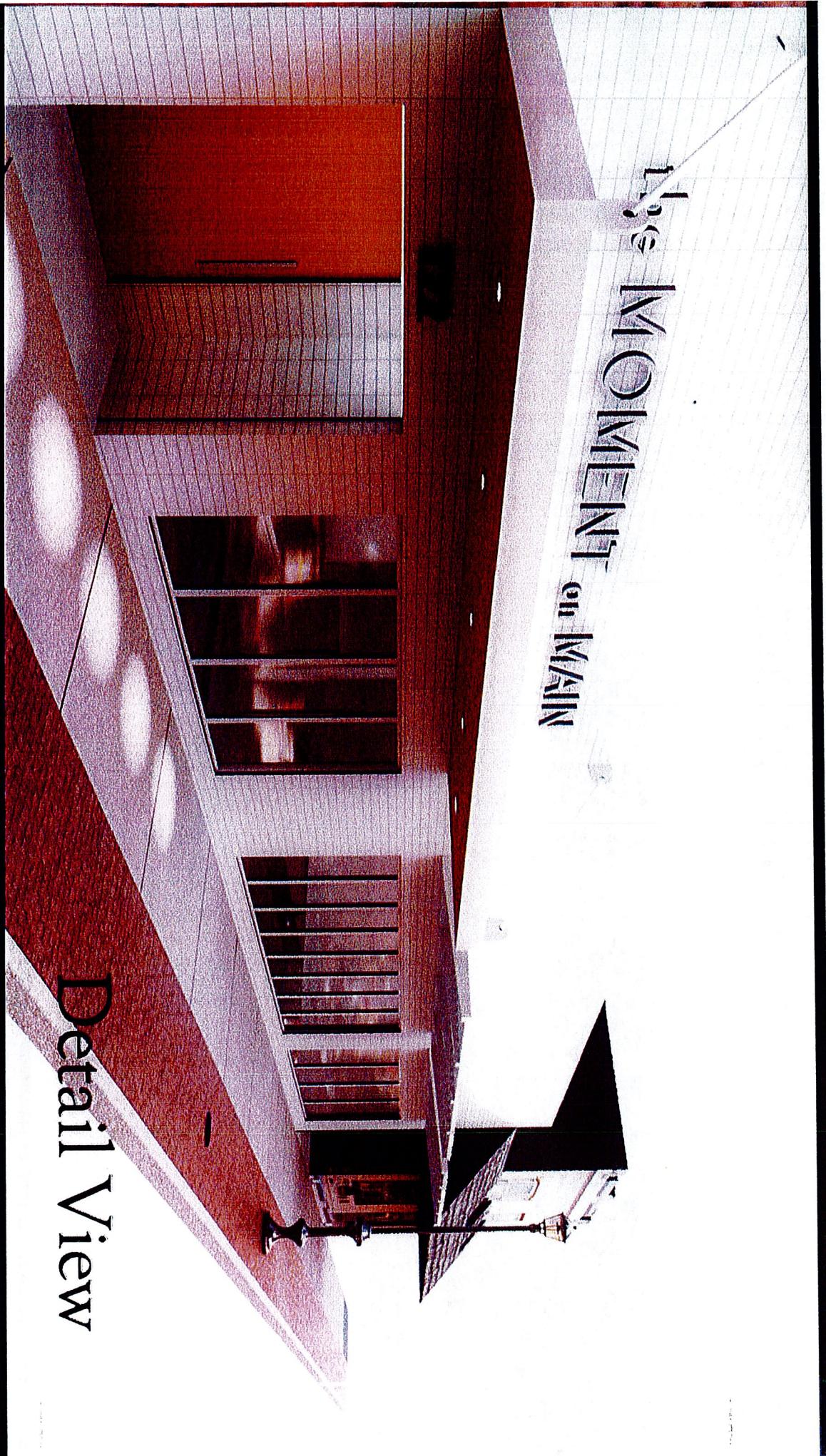


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Across the Street View

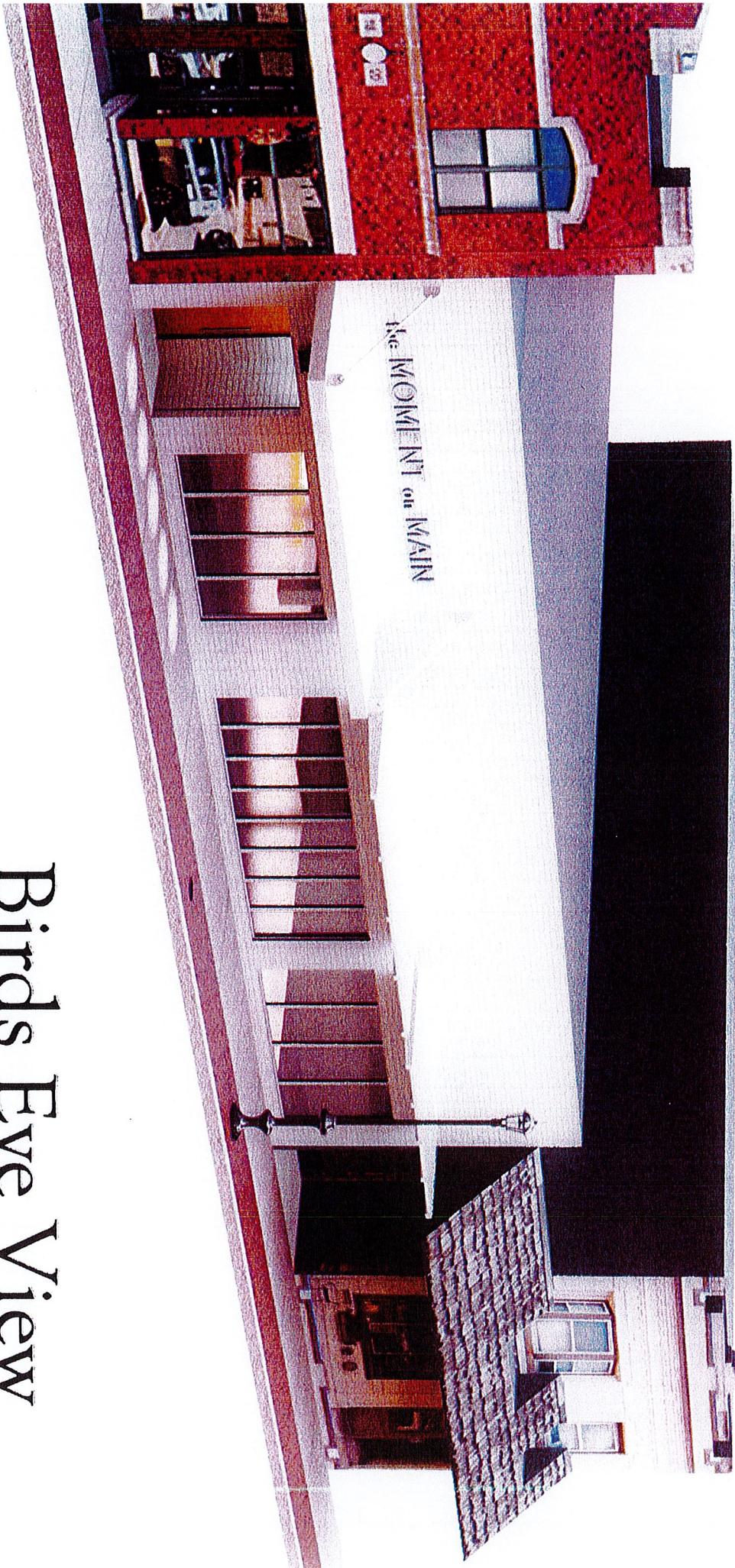


Detail View



123 MCKEEEN on Main

Birds Eye View



126 MONTGOMERY on MAIN

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