

ORDINANCE NO. O-2022-24

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A BUSINESS AND PROFESSIONAL OFFICE (CO-WORKING SPACE) TO OCCUPY THE MAIN FLOOR OF AN EXISTING BUILDING IN THE C-2 RETAIL CORE BUSINESS DISTRICT STREET COMMONLY KNOWN AS 101, 103, AND 105 W. FRONT STREET AND 106, 108, AND 110 N. MAIN STREET – BRICK AND MORTAR GROUP LLC

WHEREAS, written application has been made requesting a special use permit to allow a business and professional office (co-working space) to occupy the main floor of an existing commercial space, all on property commonly known as 101, 103, and 105 W. Front Street and 106, 108, and 110 N. Main Street, Wheaton, Illinois 60187; and

WHEREAS, 101, 103, and 105 W. Front Street and 106, 108, and 110 N. Main Street is located exclusively in the C-2 Retail Core Business District; 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 April 26, 2022 to consider evidence and receive public comment regarding the proposed special use permit request; and

WHEREAS, on April 26, 2022, the majority of the Wheaton Planning and Zoning Board recommended to the Wheaton City Council that the special use permit request be approved in part because they found that the proposed co-working space is not a traditional business and professional office use as the co-working space business model presents unique attributes such as, having different members and attendees coming and going at different times, seven days a week, which would create more activity and synergy throughout the day in downtown than a typical office use, and by hosting curated business and network meetings; these attributes being complimentary and beneficial to the downtown business mix; and

WHEREAS, the majority of the Wheaton Planning and Zoning Board found that the special use permit request had retail attributes and enhanced corollary retail support that would be consistent with Wheaton's Comprehensive Land Use Plan, Wheaton's Downtown Strategic and Streetscape Plan, and the C-2 Retail Core Business District.

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 Business District zoning classification:

THE SOUTH 114 FEET OF THE EAST 63.92 FEET OF LOT 14, BLOCK 7 IN TOWN OF WHEATON, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-302-037

The subject property is commonly known as 101, 103, and 105 W. Front Street and 106, 108, and 110 N. Main Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit to allow a business and professional office (co-working space) to

occupy the main floor of an existing commercial space in the C-2 Retail Core Business District is granted, in full compliance with the following plans: "Brick and Mortar Group LLC - Preliminary Building Elevation and Preliminary Floor Plan", sheets 1 - 2.

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:



Andrea Rosedale
City Clerk

Roll Call Vote

Ayes: Councilwoman Fitch
Councilwoman Robbins
Councilman Weller
Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess

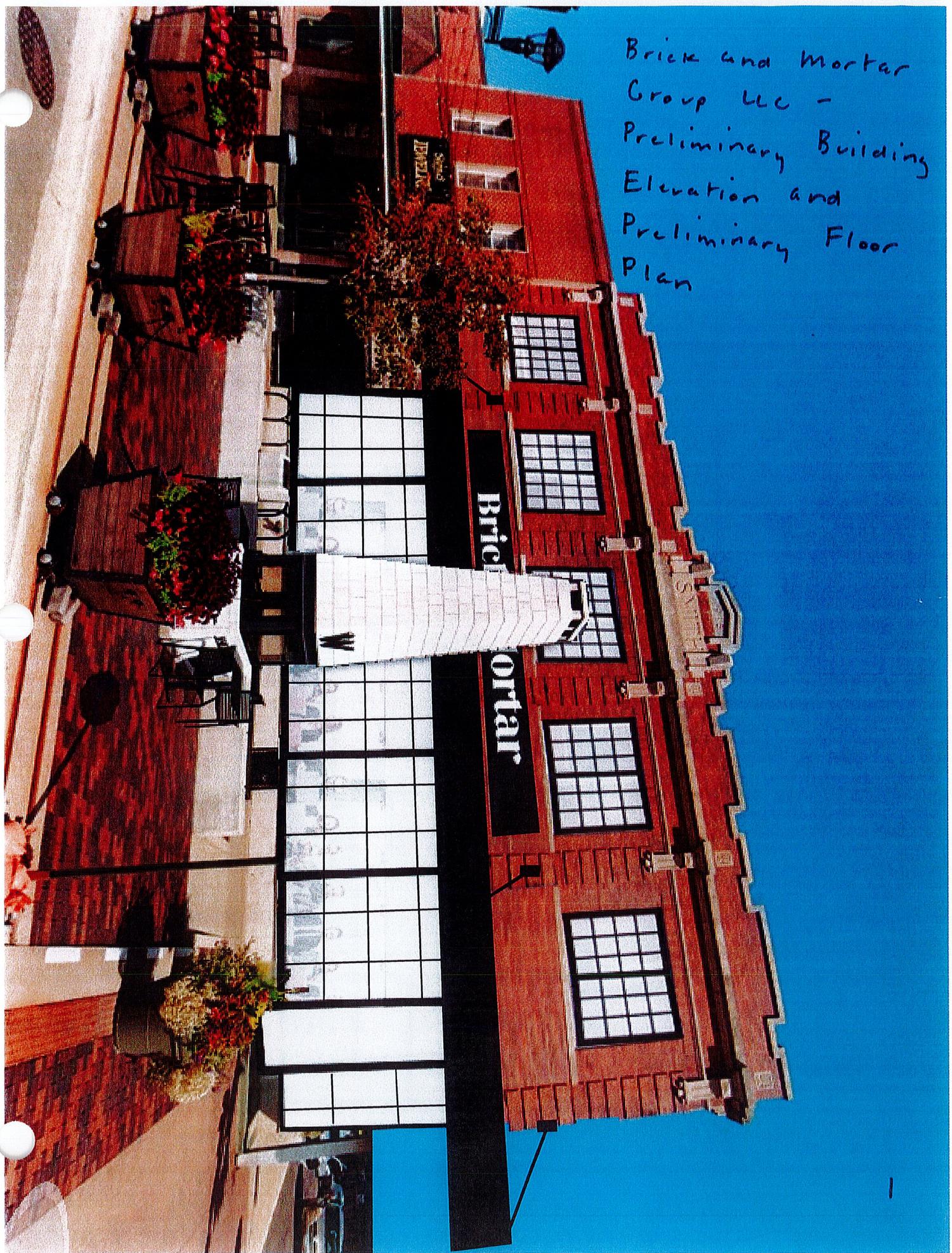
Nays: None

Absent: None

Motion Carried Unanimously

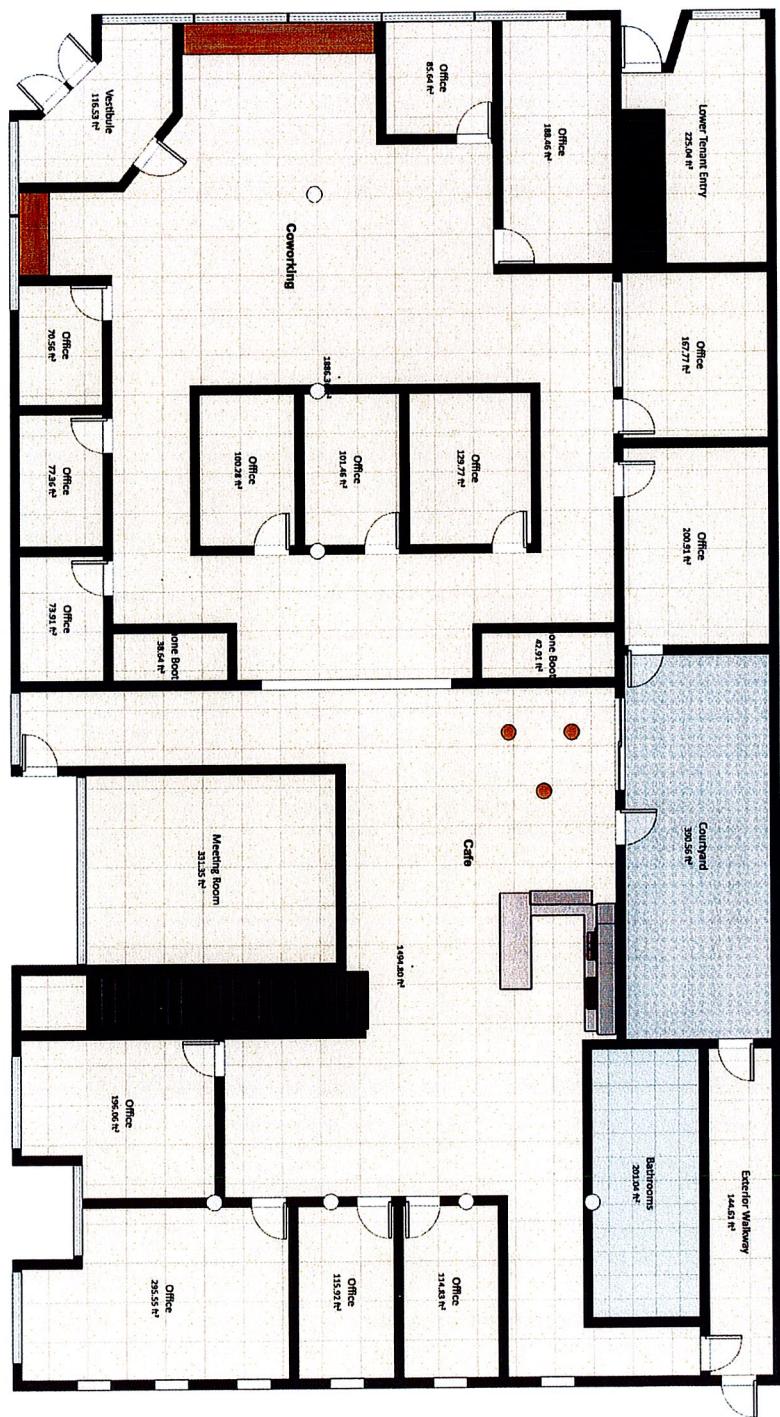
Passed: May 16, 2022
Published: May 17, 2022

Brick and Mortar
Group LLC -
Preliminary Building
Elevation and
Preliminary Floor
Plan



FRONT ST

MAIN ST



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