

**ORDINANCE NO. O-2022-39**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-0542, F-0882, F-1999, AND F-2059 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC."**

**WHEREAS**, on December 4, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0542, recorded on December 20, 2000, as Document No. R2000-199148, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC." ("Original Ordinance") which granted rezoning of the property located at 518 W. Roosevelt Road from the R-3 Residential District to the O-R Office Research District and granted approval to construct a one-story office building on the subject property with a secondary alley access, all on certain property legally described herein in Exhibit "A" within the city limits of Wheaton, Illinois ("City"); and

**WHEREAS**, on February 2, 2004, the City of Wheaton, Illinois, ("City") enacted City Ordinance No. F-0882, recorded on March 19, 2004, as Document No. R2004-071762, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-0542, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC." ("First Amended Ordinance") which granted approval of a revised site plan omitting the secondary alley access and granted approval to construct a two-story office building on the subject property; and

**WHEREAS**, on February 21, 2017, the City of Wheaton, Illinois, ("City") enacted City Ordinance No. F-1999, recorded on March 10, 2017, as Document No. R2017-023951, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-0542 AND F-0882, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC." ("Second Amended Ordinance") which granted approval of a revised site plan and building elevation plan including a secondary alley access and granted approval to construct a one-story office building on the subject property; and

**WHEREAS**, on December 18, 2017, the City of Wheaton Illinois, ("City") enacted City Ordinance No. F-2059, recorded on December 21, 2017, as Document No. R2017-130457, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-0542, F-0882, AND F-1999 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC." ("Third Amended Ordinance") which granted approval of a revised site plan omitting the secondary alley access; and

**WHEREAS**, following the enactment of the Original Ordinance, the First Amended Ordinance, the Second Amended Ordinance, and the Third Amended Ordinance, an application has been made to amend the existing site plan and allow the construction of a two-story building, and a special use permit has further been requested to allow a "Certified Personal Training, Wellness, and Rehabilitation Business" to occupy the building; and

**WHEREAS**, the Wheaton Planning and Zoning Board conducted a public hearing on August 23, 2022, to consider evidence and receive public comment pertaining to zoning request; and the Planning and Zoning Board has recommended approval of the zoning request; and

**WHEREAS**, on September 6, 2022, the Wheaton City Council considered the recommendation of the Wheaton Planning and Zoning Board together with all evidence and public comment pertaining to the zoning 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:** Pursuant to the Findings of Fact made and determined by the Wheaton City Council, the Original Ordinance is hereby amended by approving a revised site plan and allowing the construction of a two-story building, and a special use permit is further granted to allow a "Certified Personal Training, Wellness, and Rehabilitation Business" to occupy the building, subject to the following conditions:

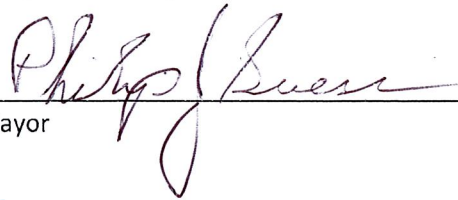
1. The building elevations shall be revised to better replicate a residential structure and shall be subject to the approval of the Director of Planning and Economic Development.
2. The light from the south windows shall be controlled (either by shades or treated glass) and shall be subject to the approval of the Director of Planning and Economic Development.
3. The landscape plan shall be updated to reflect the addition of the veranda on the north side of the building.
4. The proposed refuse shed shall be constructed of exterior materials to match the building.
5. The private BMP "stormceptor" is not allowed to be located in the public alley and shall be relocated to private property.
6. No part of the retaining wall along the south side of the property will be allowed to be placed in the alley right of way, which will restrict the type of wall that can be constructed at this location as shown on the preliminary plan.
7. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

**Section 2:** In all other respects, the terms, conditions, and provisions of the original and amended ordinances are ratified and remain in full force and effect.

**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 Robbins  
Councilwoman Bray-Parker  
Mayor Suess  
Councilwoman Fitch

Nays: None

Absent: Councilman Barbier  
Councilman Brown  
Councilman Weller

Motion Carried Unanimously

Passed: September 6, 2022  
Published: September 7, 2022

**EXHIBIT "A"**

LOT 1 IN KINGLAND'S PLAT OF CONSOLIDATION, BEING PART OF THE EAST ½ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2004 AS DOCUMENT R2004-2322157, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-205-054

The subject property is commonly known as 518 W. Roosevelt Road, Wheaton, IL 60187.

**EXHIBIT "B"**



EXISTING

[illegible]

- [illegible]

LOCATION MAP

1st St

2nd St

3rd St

4th St

5th St

6th St

7th St

8th St

9th St

10th St

11th St

12th St

13th St

14th St

15th St

16th St

17th St

18th St

19th St

20th St

21st St

22nd St

23rd St

24th St

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79th St

80th St

81st St

82nd St

83rd St

84th St

85th St

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87th St

88th St

89th St

90th St

91st St

92nd St

93rd St

94th St

95th St

96th St

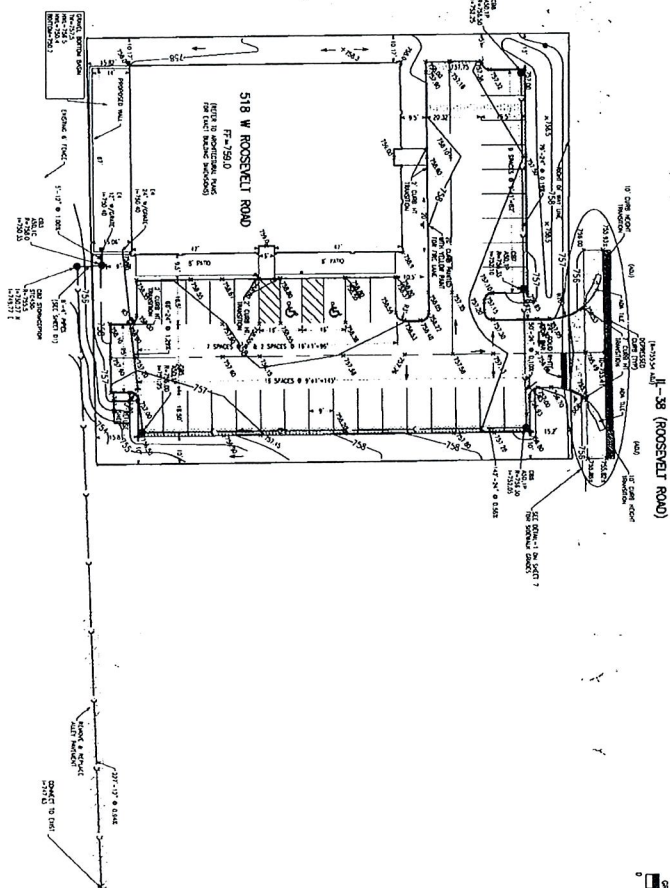
97th St

98th St

99th St

100th St

COASTLINE OF BAY



GRAPHIC SCALE 1" = 20'

0 10' 20' 40'

IMPERVIOUS AREA =	3 445 AC
DIS INFLUCTION VOLUME =	10 200 + IMPERVIOUS
	4 543 C
VEGETUM VOLUME REQUIRED =	1 251 IMPERVIOUS
	2 021 C
TOTAL VOLUME REQUIRED =	8 564 C

1 OF 62	G1	SACIT	JULY 25, 2022 108 15-088	KINGSLAND PROPERTIES 25 W 560 GENEVA ROAD, SUITE 15 CAROL STREAM, IL 60188 P: (630) 665-1100
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PRELIMINARY GRADING  
& DRAINAGE PLAN  
ROOSEVELT ROAD OFFICE BUILDING  
518 W ROOSEVELT ROAD  
NOT FOR CONSTRUCTION

**ADVANTAGE**  
CONSULTING ENGINEERS

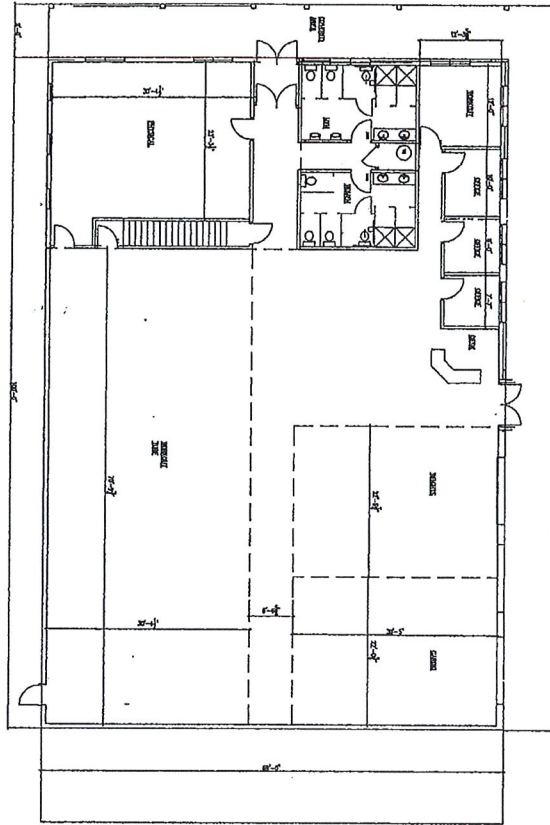
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# MAIN FLOOR PLAN

SCALE 1/8"=1'-0"

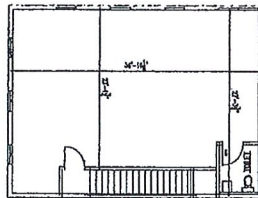
AREA=8900 SQ FT



# MEZZANINE PLAN

SCALE 1/8"=1'-0"

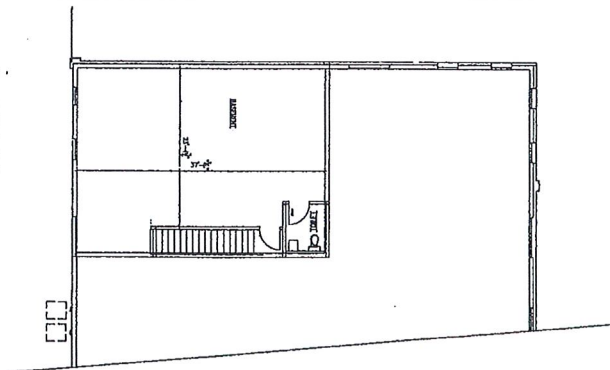
AREA=985 SQ FT



# BASEMENT PLAN

SCALE 1/8"=1'-0"

AREA=985 SQ FT

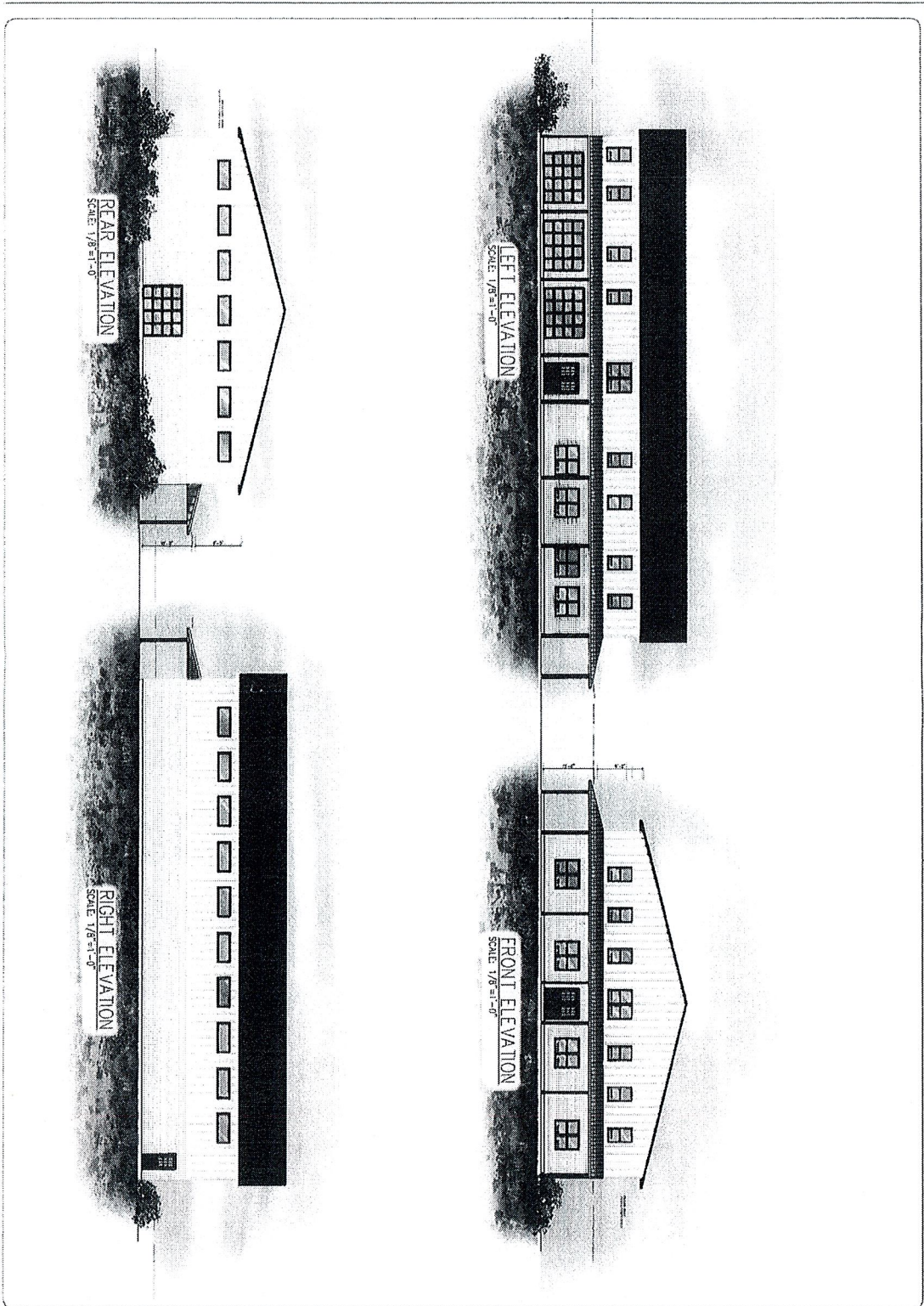


SHEET NO.  
P-2  
2 of 3

NEW BUILDING FOR:  
NEW FITNESS CENTER  
518 W. ROOSEVELT ROAD  
WHEATON, ILLINOIS

ISSUE	DATE
PRELIMINARY	07-07-22
FOR PERMIT	
CODE REMISIONS	
CODE REVISIONS	

JAKL BRANDEIS ARCHITECTS LTD.  
1800 HAWTHORNE LANE  
WEST CHICAGO, ILLINOIS 60185  
PH. (630) 562-3900 FAX (630) 562-2570



Sheet No.  
013  
23

NEW BUILDING FOR:  
NEW FITNESS CENTER  
515 W. ROOSEVELT ROAD  
WHEATON, ILLINOIS

ISSUE	DATE
PRELIMINARY	07-01-22
FOR PERM	
CODE REVISIONS	
CODE REVISIONS	

JAKL BRANDEIS ARCHITECTS LTD.  
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WEST CHICAGO, ILLINOIS 60185  
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