

**ORDINANCE NO. O-2023-24**

**AN ORDINANCE AMENDING ORDINANCE E-3730 AS AMENDED - LOT 30 IN KEIM'S RESUBDIVISION OF  
WHEATON PARK MANOR (NORTHEAST CORNER OF ROOSEVELT AND COUNTY FARM ROADS)  
VASA FITNESS**

**WHEREAS**, on October 14, 1991, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3730 recorded on November 8, 1991, as Document No. R91-149804, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS LOT 30 IN KEIM'S RESUBDIVISION OF WHEATON PARK MANOR (NORTHEAST CORNER OF ROOSEVELT AND COUNTY FARM ROAD) – TARGET STORES", DATED OCTOBER 14, 1991 ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development for the construction and use of an approximately 270,000 square foot shopping center on the property legally described on Exhibit "A" attached hereto and commonly known as Lot 30 in Keim's Resubdivision of Wheaton Park Manor (northeast corner of Roosevelt and County Farm Roads), Wheaton, Illinois; and

**WHEREAS**, the City Council has, from time to time, approved various amendments to Ordinance No. E-3730, via Ordinances, E-3822, F-0340, F-0385, F-0771, F-0858, F-1249 and O-2019-42 ("Amended Ordinances"); and

**WHEREAS**, following the enactment of the Original and Amended Ordinances, an application has been made to further amend the building elevation plan to permit the redevelopment of the former Ultra Foods building to a single tenant fitness user and the City has determined that the requested amendment is a major amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.11F of the Wheaton Zoning Ordinance.

**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: An amendment to the Original and Amended Ordinances is hereby granted to permit the redevelopment of the former Ultra Foods building to a single tenant fitness user, legally described herein as Exhibit "A", in substantial compliance with the plans, attached herein as Exhibit "B" entitled "VASA FITNESS - WHEATON – Exterior Concept, dated 02/09/23, Prepared by Farnsworth Group".

Section 2: In all other respects, the terms and provisions of the Original and Amended Ordinances are ratified and remain in full force and effect.

Section 3: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 4: This ordinance shall become effective 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: Councilman Weller  
Councilman Brown  
Mayor Pro Tem Barbier  
Councilman Clousing  
Councilwoman Robbins

Nays: None

Absent: Councilwoman Bray-Parker  
Mayor Suess

Motion Carried Unanimously

Passed: July 17, 2023  
Published: July 18, 2023

**Exhibit "A"**

LOT 3 OF TARGET'S FIRST RESUBDIVISION, BEING PART OF THE SOUTH QUARTER OF SECTION 18,  
TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED ON DECEMBER 10, 1992 AS DOCUMENT R92-241058 IN DUPAGE COUNTY,  
ILLINOIS.

P.I.N. 05-18-440-005

The Subject Property is commonly known as 501 S. County Farm Road, Wheaton, IL 60187.

Exhibit "B"

