

ORDINANCE NO. O-2025-51

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 COMMONLY KNOWN AS 125 E. FRONT STREET – CROSSFUNCTION, LLC

WHEREAS, written application has been made requesting a special use permit pursuant to Article 17.4 of the Wheaton Zoning Ordinance 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 125 E. Front Street, Wheaton, Illinois 60187; and

WHEREAS, 125 E. Front 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 November 11, 2025 to consider the special use permit and the Planning and Zoning Board has unanimously recommended approval of the request; and

WHEREAS, on November 11, 2025, the Wheaton Planning and Zoning Board 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 complementary and beneficial to the Downtown business mix; and

WHEREAS, 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:

PART OF LOT 10 IN BLOCK 6 OF THE TOWN OF WHEATON AND PART OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, LYING BETWEEN THE SOUTH LINE OF SAID BLOCK 6 AND THE NORTH LINE OF FRONT STREET (AS NOW LOCATED) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE EAST LINE OF SAID LOT 10, 40 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 10; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 10, 40 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 10 AND SAID LINE EXTENDED, 124.7 FEET TO THE NORTH LINE OF FRONT STREET; THENCE EASTERLY ALONG THE NORTH LINE OF FRONT STREET TO THE WEST LINE OF CROSS STREET AND THE EAST LINE OF SAID LOT 10 EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF CROSS STREET 118.1 FEET TO THE POINT OF BEGINNING, IN SECTION 16, TOWNSHIP 39 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.

P.I.N.: 05-16-303-023

The subject property is commonly known as 125 E. Front 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: "CrossFunction, LLC - 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: Councilman Weller

Nays: Councilwoman Bray-Parker
Councilwoman Brice
Councilman Brown
Mayor Suess
Councilman Clousing
Councilwoman Robbins

Absent: None

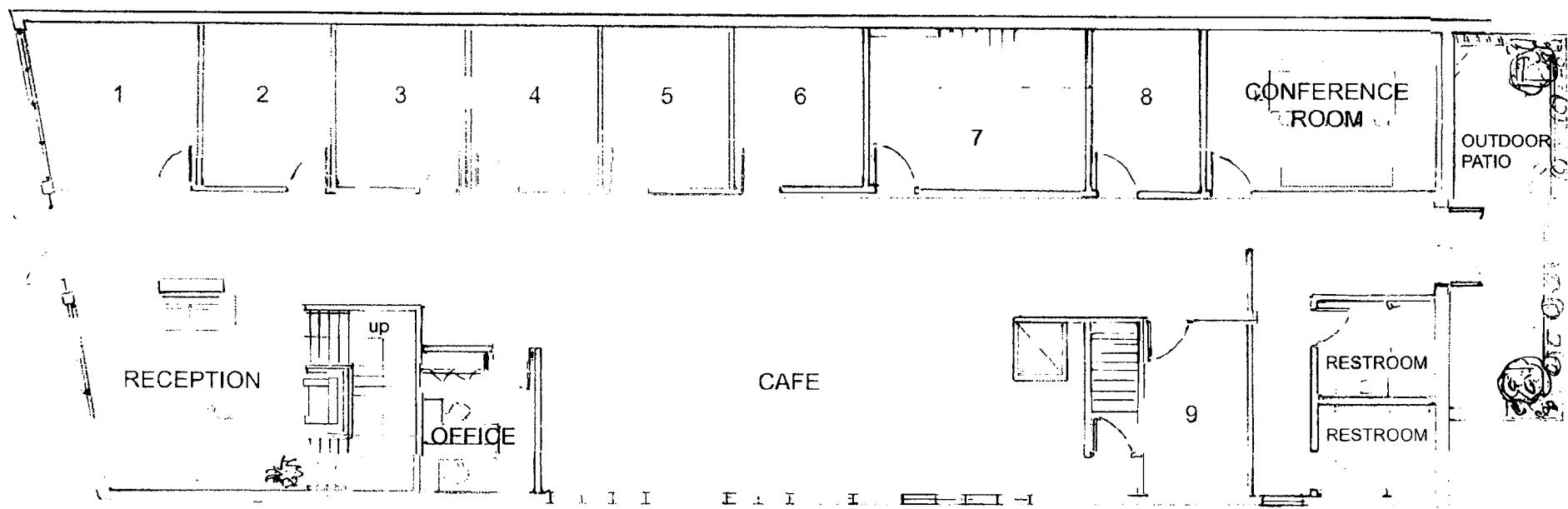
Motion Failed

Passed: November 17, 2025

Published: November 18, 2025

125 EAST FRONT ST.
1st Floor

N →



125 EAST FRONT ST.
2nd Floor

N →

