

ORDINANCE NO. F-1668

AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT TO ALLOW A HEALTH CLUB TO OCCUPY A PORTION OF THE MAIN FLOOR AND LOWER LEVEL OF AN EXISTING BUILDING IN THE C-2 RETAIL CORE COMMERCIAL DISTRICT – 124 NORTH MAIN STREET/ STRAND FITNESS

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit to allow a health club to occupy a portion of the main floor and lower level of an existing building in the C-2 Retail Core Commercial District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 124 North Main Street; (“Subject Property”) 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 October 9, 2012, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit.

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 Commercial District zoning classification:

THE SOUTH 33 FEET OF LOTS 1 AND 2 IN BLOCK 7 IN TOWN OF WHEATON, BEING A SUBDIVISION 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.

PIN: 05-16-302-009

The subject property is commonly known as 124 North Main Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow a health club to occupy a portion of the main floor and lower level of an existing building in the C-2 Retail Core Commercial District, in full compliance with the floor plan entitled “Strand Fitness LLC, Preliminary Floor Plans, 124 North Main Street”, Sheets 1-2, dated October 9, 2012.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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: Councilman Suess
Councilwoman Ives
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo

Nays: None

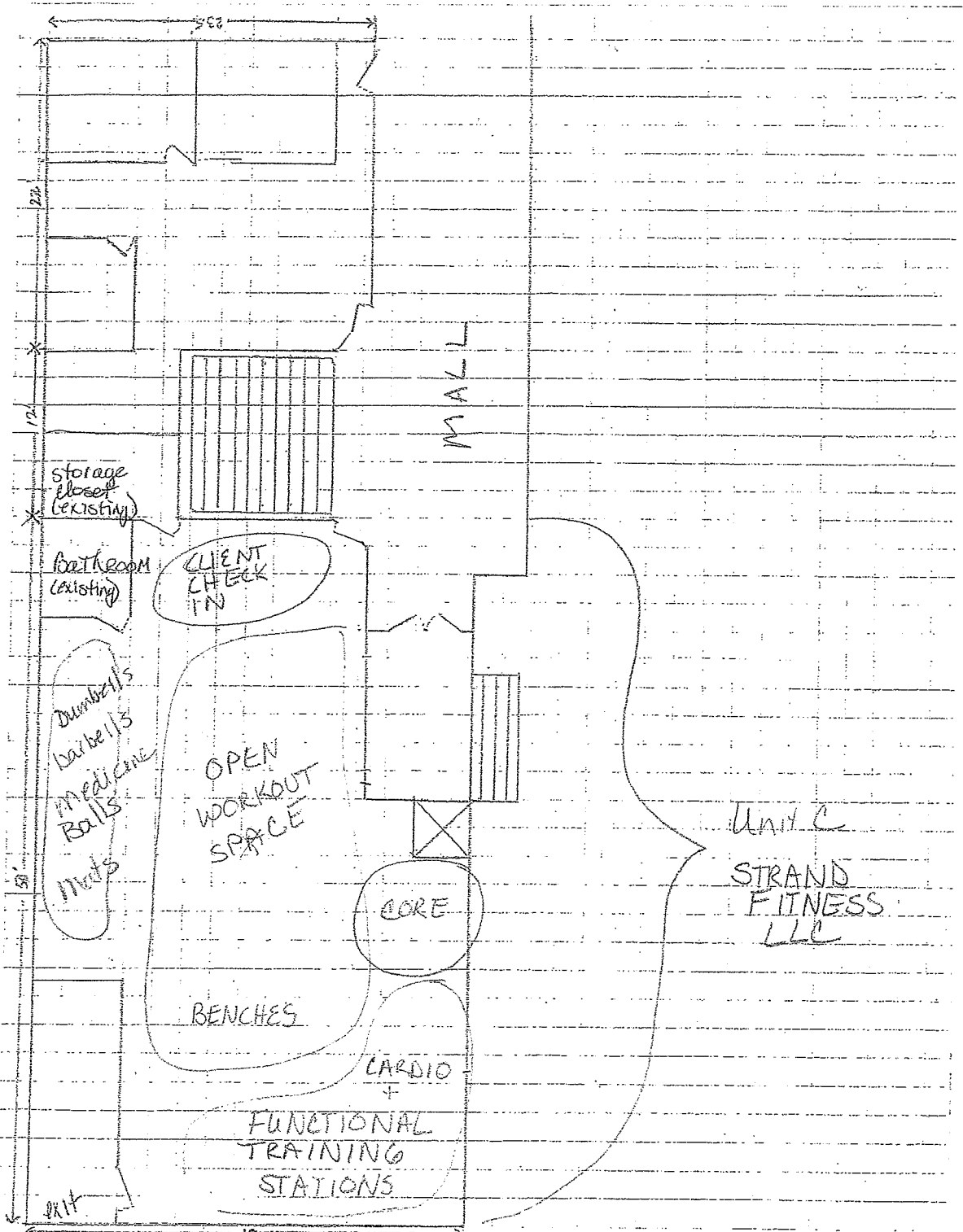
Absent: None

Motion Carried Unanimously

Passed: October 15, 2012
Published: October 16, 2012

10/9/12

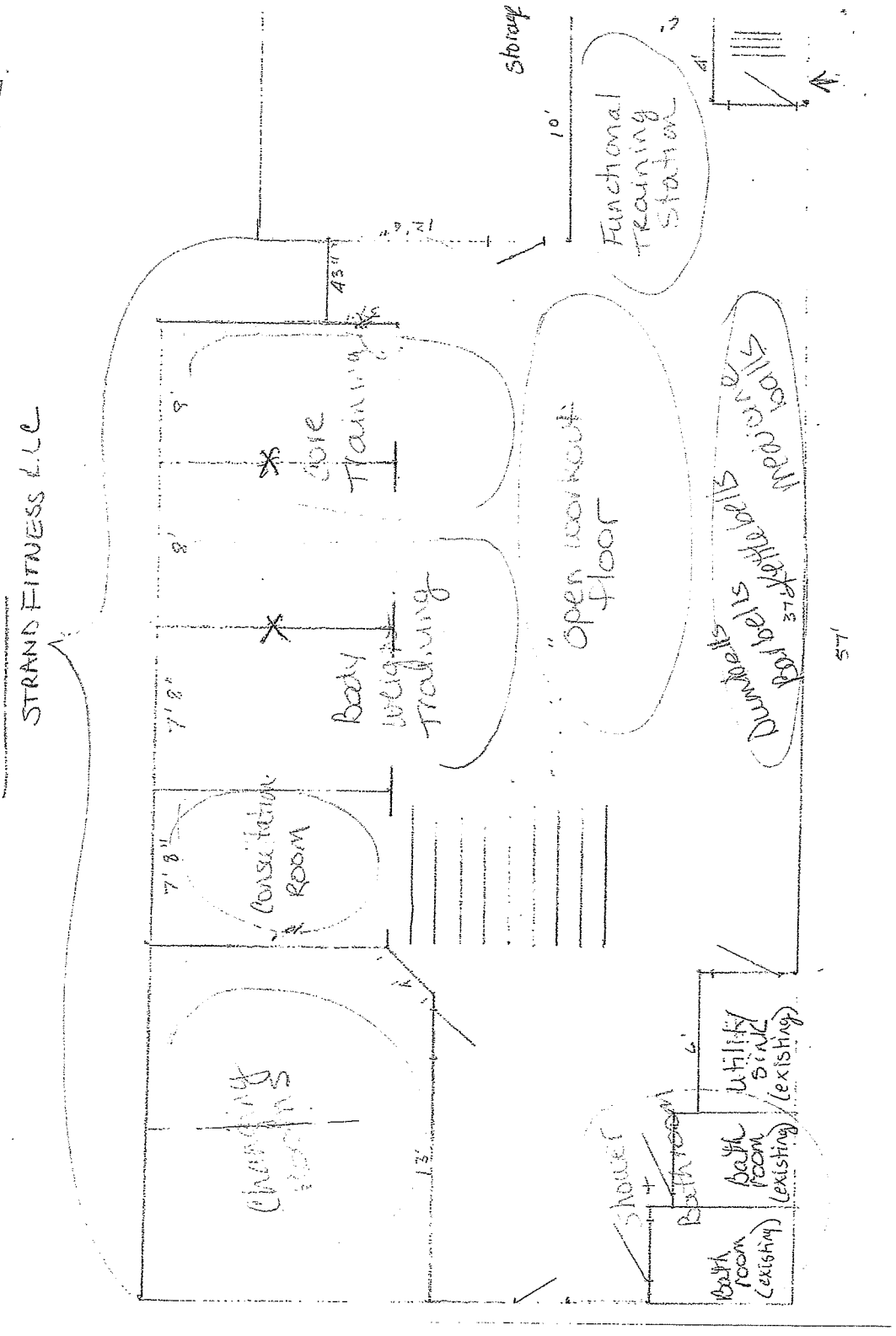
Preliminary Floor Plans - Unit C, Main Floor



10/9/12

Preliminary Floor Plans - Lower Level

124 W MAIN ST
LODGE LEVEL
STRAND FITNESS LLC
APPROX 1600 SQ. FT.



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