

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, August 10, 2021 at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 West Wesley Street, Wheaton, Illinois, in-person and via zoom at <https://us02web.zoom.us/j/84798692466> or dial (312) 626-6799, Meeting ID: 847 9869 2466, Passcode: 155539 to consider the following zoning application:

Zoning Application #21-19. An application from an existing business providing cooking classes requesting an amendment to the text of the O-R Office Research District of the Wheaton Zoning Ordinance to include a “Licensed Prepared Meal Service Business” as a special use.

Specifically, the proposed text amendment considers adding and/ or deleting the following language to the Wheaton Zoning Ordinance:

- I. Amend Article II (Definitions) of the Wheaton Zoning Ordinance by adding the following definition for a “Licensed Prepared Meal Service Business”:

“Licensed Prepared Meal Service Business: A licensed establishment that prepares meals in a not-ready-to-consume state to individuals and families for future consumption off the premises and food prep for off-site catering.”

- II. Amend Article XV (O-R Office Research District) of the Wheaton Zoning Ordinance by deleting Articles 15.1.8 and 15.3.2 in their entirety and replacing them with the following language:

“Article 15.1.8 (Special Use Permit Required): Licensed Prepared Meal Service occupying no more than 800 sq. ft. in a multi-tenant building.”

“Article 15.3.2 (Standards): No retail sales or services shall be permitted except as incidental or accessory to a permitted or special use.”

- III. Amend Article II (Definitions) of the Wheaton Zoning Ordinance by deleting the definition for “Mother and Infant Support Center”.

The application is further requesting a special use permit to allow a “Licensed Prepared Meal Service Business” to operate out of an existing commercial kitchen located in the lower level of an existing office building (former Wheaton Inn) located at 301 W. Roosevelt Road where an existing business providing cooking classes currently operates. The subject property will remain in the O-R Office Research zoning district.

The application has been submitted by Aaron O’Brien, 907 Wild Ginger Trail, West Chicago, IL 60185 on behalf of the property owner, 301 W Roosevelt Rd LLC, 228 Donald Drive, Bloomingdale, IL 60108.

The property that is the subject of the special use permit is legally described as:



LOT 1 IN POWER SHARES PLAT OF CONSOLIDATION IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PLAT RECORDED AUGUST 23, 2007, AS DOCUMENT NUMBER R2007-157061, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-335-020

The subject property is commonly known as 301 W. Roosevelt Road, Wheaton, IL 60187.

At the public hearing, anyone wishing to make a public statement will be encouraged to do so. Written comments may be submitted to the Board prior to or at the public hearing. A copy of the application is available for review in the office of the Director of Planning and Economic Development, 303 West Wesley Street, Wheaton, Illinois during normal business hours.

Nicole Aranas, Chair
Wheaton Planning and Zoning Board