

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, August 23, 2022 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/82836177510> or dial (312) 626-6799, Meeting ID: 828 3617 7510, Passcode: 016559 to consider the following zoning application:

Zoning Application #22-20. An application requesting a text amendment to Article 15.1 of the Wheaton Zoning Ordinance to allow a “Certified Personal Training, Wellness, and Rehabilitation Business” by special use permit in the O-R Office Research District. The application is further requesting a text amendment to Article 2 of the Wheaton Zoning Ordinance to define a “Certified Personal Training, Wellness, and Rehabilitation Business” as “A business providing personalized physical training and rehabilitation for individuals, families, teams, and small groups in which substantially all physical training is directly supervised by Certified Personal Trainers or Licensed Physical Therapists; and classes such as Yoga and Pilates are conducted by Certified Instructors. All physical training and rehabilitation, physical therapy and instruction are for members only by appointment. No open gym. Incidental sales of water, health beverages and merchandise are permitted but no sales of supplements”. The application is further requesting an amendment to existing City Ordinance No. F-0259, to consider a new special use permit to allow a Certified Personal Training, Wellness, and Rehabilitation Business to occupy a new building with thirty four (34) parking spaces to be constructed at 518 W. Roosevelt Road. This property is zoned O-R Office Research District.

The application has been submitted by James Hughes, 2S474 Burning Trail, Wheaton, IL 60189 on behalf of the property owner, Kingsland Properties, LLC, 750 Hickory Lane, West Chicago, IL 60185.

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

LOT 1 IN KINGSLAND’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 R2004-232157, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-20-205-054

The subject property is commonly known as 518 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



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | SUZANNE FITCH | LYNN ROBBINS | SCOTT WELLER