

ORDINANCE NO. O-2025-45

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A DOMESTIC ANIMAL LOUNGE ON PROPERTY COMMONLY KNOWN AS 923 E. ROOSEVELT ROAD - CANDLE OF HOPE FOUNDATION

WHEREAS, written application has been made requesting a special use permit to allow the construction, operation and maintenance of a Domestic Animal Lounge, all on certain property legally described herein and commonly known as 923 E. Roosevelt Road, Wheaton, IL ("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 August 12, 2025 and August 26, 2025, to consider the special use permit request.

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: The following described property has been and continues to be zoned in the R-R Roosevelt Road Corridor District, R-R-3 Sector classification:

PARCEL 1: THE SOUTH HALF OF LOT 19 (EXCEPT THE EAST 5 FEET CONVEYED TO THE CITY OF WHEATON BY DOCUMENT NUMBER R67-12319 AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SOUTHEAST QUARTER OF SECTION 16 AS MONUMENTED AND OCCUPIED: THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST. 38.16 FEET ALONG THE SOUTH LINE OF SAID LOT 19 AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF PRESIDENT STREET. SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 44 SECONDS WEST. 20.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF PRESIDENT STREET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER: THENCE SOUTH 44 DEGREES 16 MINUTES 22 SECONDS WEST. 19.98 FEET TO A POINT. SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER: THENCE SOUTH 88 DEGREES 43 MINUTES 52 SECONDS WEST. 106.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19: THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST. 6.00 FEET ALONG SAID WEST LINE OF LOT 19 TO THE SOUTHWEST CORNER THEREOF: THENCE NORTH 88 DEGREES 43 MINUTES 52 SECONDS EAST 120.33 FEET ALONG THE SOUTH LINE OF SAID LOT 19 TO THE POINT OF BEGINNING) IN THE 2ND LINCOLN HIGHWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACORDING TO THE PLAT THEROF RECORDED SEPTEMBER 15, 1921 AS DOCUMENT 150857, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2 : THE SOUTH HALF OF LOTS 25 AND 21 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF AFORESAID LOT 22 IN THE SECOND LINCOLN HIGHWAY SUBDIVISION AS MONUMENTED AND OCCUPIED: THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 157.23 FEET ALONG THE WEST LINE OF SAID LOT 22 To THE POINT OF BEGINNING: THENCE CONTINUING ALONG THE SAME BEARING OF SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST. 6.0 FEET ALONG THE

EAST LINE OF SAID LOT 22 TO THE SOUTHWEST CORNER THEREOF: THENCE NORTH 88 DEGREES 43 MINUTES 52 SECONDS EAST. 375.99 FEET ALONG THE SOUTH LINE OF SAID LOTS 22. 21 AND 20 TO THE SOUTHEAST CORNER THEREOF: THENCE NORTH 00 DEGREES 11 MINUTES 08 SECONDS WEST. 6.0 FEET ALONG THE EAST LINE OF SAID LOT 20: THENCE SOUTH 88 DEGREES 43 MINUTES 52 SECONDS WEST. 375.99 FEET TO THE POINT OF BEGINNING) IN THE SECOND LINCOLN HIGHWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15. TOWNSHIP 39 NORTH. RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1921 AS DOCUMENT 150857 IN DU PAGE COUNTY. ILLINOIS.

P.I.N. 05-16-424-032

The subject property is commonly known as 923 E. Roosevelt Road, 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 granted to allow for the construction, operation and maintenance of a Domestic Animal Lounge on the Subject Property, in full compliance with the following plans: "Candle of Hope Cat Café", prepared by Randy B. Pruyn, Lombard, IL, dated February 24, 2025 and revised February 28, 2025, sheets A-1, A-2, and A-3, subject to the following conditions:

1. A license from the United States Department of Agriculture (USDA) shall be obtained for the operation of the Domestic Animal Lounge at 923 E. Roosevelt Road.
2. Submission of evidence for staff review of the Foundation's tax-exempt status.

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

Rendered moot based upon the failure of Ordinance, O-2025-44, An Ordinance Amending the Text of the Wheaton Zoning Ordinance to Allow Domestic Animal Lounges by Special Use Permit in the Roosevelt Road Corridor District, R-R-3 Sector – Candle of Hope Foundation.

Rendered Moot: September 15, 2025

Roll Call Vote

Ayes:

Nays:

Absent:

Passed:

Published:

