

ORDINANCE NO. O-2025-

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE – ROOSEVELT ROAD CORRIDOR DISTRICT

WHEREAS, the City of Wheaton, Illinois ("City"), has determined it to be appropriate to amend the Wheaton Zoning Ordinance to implement the Roosevelt Road Corridor Plan, incorporating land use classifications, design standards, landscaping, and parking requirements tailored to the corridor; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board, acting as a hearing body on August 13, 2024 and August 27, 2024 to consider said amendment.

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 text of Wheaton Zoning Ordinance is hereby amended by the addition of a new Article XXXI which shall read as follows:

**"ARTICLE XXXI
R-R ROOSEVELT ROAD CORRIDOR DISTRICT**

31.1 Permitted and Special Uses

1. Use Table. Table 31.1.A Principal Uses and Structures establishes the uses allowed in each subdistrict of the R-R District. The Roosevelt Road District is divided into four subdistricts: R-R-1, R-R-2, R-R-3, and R-R-4. Less intense development tends to be located in the western portion of the corridor in the R-R-1 and R-R-2 subdistricts. More intense development tends to be located in the eastern portion of the corridor in the R-R-3 and R-R-4 subdistricts. Each use is given one of the following designations for each subdistrict.
 1. Permitted Use ("P"). "P" indicates that a use is allowed by-right within the designated subdistrict provided that it meets all applicable use standards set forth in Section 31.2 (Standards) and Section 31.3 (Bulk Regulations).
 2. Special Use ("S"). "S" indicates that the use requires the approval of a special use permit (refer to Section 5.10 (Special Use Permit)) in order to be allowed within the designated subdistrict, and must meet all applicable use standards set forth in Section 31.2 (Standards) and Section 31.3 (Bulk Regulations).
 3. No Designation. The absence of a letter (a blank space) or the absence of the use from the table indicates that the use is not allowed within the designated subdistrict.
 4. Small and Large Lots. Zoning lots in the R-R-2 and R-R-3 are categorized as small or large to indicate what type of development is allowed in each subdistrict. Small zoning lots have a lot area of 21,780 square feet or less. Large zoning lots have a lot area greater than 21,780 square feet.

Table 31.1.A Principal Uses and Structures

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
Adult day care facilities				P	P	P
Animal hospitals				P	P	P
Antique sales			P	P	P	P
Appliance sales				P	P	P
Art galleries			P	P	P	P
Art supplies			P	P	P	P
Arts and crafts shops			P	P	P	P
Auction rooms				P	P	P
Auto parts stores				P	P	P
Automobile repair facilities						S
Automobile sales						P
Automobile service stations						S
Bakery, retail			P	P	P	P
Banks and financial institutions without drive-throughs			P	P	P	P
Banks and financial institutions with drive-throughs			S	S	S	S
Banquet facilities					S	S
Barber shops, hair stylists, beauticians	P	P	P	P	P	P
Bath, bed, and kitchen shops			P	P	P	P
Bicycle sales and repair			P	P	P	P
Book, magazine, and newspaper stores			P	P	P	P
Bowling alleys					S	S
Buildings primarily devoted to religious worship			S		S	S
Business and professional offices	P	P	P	S	S	S
Candy and popcorn stores			P	P	P	P
Car washes						S
Carpet and tile sales				P	P	P
Carry-out restaurants				P	P	P
Catering			P	P	P	P
China and glassware stores			P	P	P	P
Clothing and apparel stores			P	P	P	P
Coin and stamp stores			P	P	P	P
Convenience filling stations						S
Convenience food stores				P	P	P
Cookware stores			P	P	P	P

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
Cosmetic sales			P	P	P	P
Curtain and drapery stores			P	P	P	P
Delicatessens			P	P	P	P
Dentists	P	P	P	P	P	P
Department stores						P
Dog grooming				P	P	P
Drive-through					S	S
Drug stores				P	P	P
Dry cleaners and laundry				P	P	P
Dwelling unit, above the ground floor	P	P	P	P	P	P
Engraving services				P	P	P
Equipment, trailer, and truck rental						P
Exterminators				P	P	P
Fabrics, sewing supplies, and sewing machine stores			P	P	P	P
Fast food restaurants with drive-through facility					S	S
Fast food restaurants without drive-through facility			S	P	P	P
Florists			P	P	P	P
Furniture stores and upholstery			P	P	P	P
Gift and card stores			P	P	P	P
Gourmet foods			P	P	P	P
Government uses, offices, and buildings	S	S	S	S	S	S
Grocery stores			S		P	P
Hardware stores			P	P	P	P
Health clubs, tanning studios, gymnasiums, athletic training schools, tennis and racquetball facilities					S	S
Historical and architectural education centers	P	P	P			
Hobby shops			P	P	P	P
Hotels/Motels					S	S
Ice cream parlors			P	P	P	P
Inns	S	S				
Interior decorators	P	P	P	P	P	P
Jewelry stores			P	P	P	P
Kennels				S	S	S
Leather goods and luggage stores			P	P	P	P
Libraries	P	P	P	P	P	P
Mail order and catalog sales			P	P	P	P
Meat markets				P	P	P
Meeting halls					S	S

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
Mortuaries			S		P	P
Movie theaters (indoor)					S	S
Multiple-family dwellings: New construction					S	S
Multiple-family dwellings: Reuse of existing non-residential buildings	S	S	S			
Multiple-family dwellings: Townhouse only	S	S	S		S	S
Museums	P	P	P	P	P	P
Musical instrument sales and service			P	P	P	P
Nurseries, landscapers, and landscape maintenance equipment sales			S		P	P
Nursery schools	S	S	P	P	P	P
Office supplies, business machine sales, and computer sales			P	P	P	P
Offices and showrooms for building and related trades, including but not limited to carpenters, air conditioning, plumbing, heating, painting and wallpapering, electricians, and sign contractors				P	P	P
Opticians and optometrists	P	P	P	P	P	P
Paint, glass, and wallpaper stores			P	P	P	P
Parcel delivery services				P	P	P
Parking lots				S	S	S
Parks and forest preserves	P	P	P	P	P	P
Performing arts theaters				P	P	P
Pet shops				P	P	P
Photographic studios	P	P	P	P	P	P
Photographic supplies and cameras				P	P	P
Picture framing			P	P	P	P
Post office and parcel services			P	P	P	P
Printing, copying, and blueprint services				P	P	P
Private clubs					P	P
Public utility offices				P	P	P
Radio, television, and recording studios				S	S	S
Record, tape, and video tape sales and rental				P	P	P
Recreational vehicle sales, rental, and service						P
Resale shops				P	P	P
Research laboratories	P	P	P	P	P	P
Restaurants			S	P	P	P
Schools (Pre-K through Eighth Grade - *standards per 18.3)					S	S
Senior housing developments					S	S
Shoe repair shops			P	P	P	P

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
Shoe stores			P	P	P	P
Single-family dwellings	P	P	P			
Sporting goods stores			P	P	P	P
Tailors and dressmakers			P	P	P	P
Tea rooms			P	P	P	P
Tobacco and pipe shops				P	P	P
Toy stores			P	P	P	P
Upholstering, furniture refinishing, and mending establishments				P	P	P
Variety stores				P	P	P

31.2 Standards

All of the property located in this district is subject to the general standards and regulations of this ordinance. Property located in this district is also subject to the following additional standards.

1. All Uses
 - a. Site plan and architectural approval (5.5) shall be required for all permitted uses listed in Section 31.1 except single-family dwellings, parks, and forest preserves.
 - b. In no instance shall any exterior lighting fixture, individually or combined, cause illumination onto adjoining private property in excess of 0.1 foot candles.
2. Non-Residential Uses. Outdoor Storage - General. All business, servicing, storage and display of goods shall be conducted within completely enclosed buildings. The following activities and uses are exempt from this requirement: Accessory off-street parking and loading; Sales and services normally offered at automobile service stations, car washes, and convenience filling stations; Outdoor seating provided by a restaurant; Temporary outdoor storage as permitted in Article 25.12. Not more than one (1) DVD vending machine per public entrance at grocery, convenience food store, department or drug store provided they are placed adjacent to the building, do not reduce the width of paved clear space for the passage of pedestrians to less than five (5) feet, and are not located within five (5) feet of a Fire Department connection. A maximum depth of three (3) feet, width of six (6) feet and height of eight (8) feet are permitted for the combined machine and surround.

31.3 Bulk and Yard Regulations

Table 31.3.A Bulk and Yard Requirements establishes bulk and yard requirements for each subdistrict of the R-R District.

Table 31.3.A Bulk and Yard Requirements

Bulk Requirements	R-R-1	R-R-2	R-R-3	R-R-4
Minimum lot area	7,000 sf	10,000 sf	7,000 sf	7,000 sf
Minimum lot width	60 ft	70 ft	50 ft	60 ft
Maximum building height	35 ft	35 ft	40 ft	40 ft
Maximum impervious coverage	70%	75%	80%	80%

Yard Requirements	R-R-1	R-R-2	R-R-3	R-R-4
Minimum front yard	15 ft	Not applicable	Not applicable	25 ft
Build to zone	Not applicable	0 – 20 ft	0 – 20 ft	Not applicable
Minimum side yard facing a public right of way	15 ft	15 ft	20 ft	20 ft
Minimum side yard abutting non-residential property	10 ft	10 ft	10 ft	10 ft
Minimum side yard abutting residential property	15 ft	15 ft	15 ft	15 ft
Minimum rear yard abutting non-residential property	20 ft	15 ft	15 ft	15 ft
Minimum rear yard abutting residential property	30 ft	30 ft	30 ft	30 ft

Note: In table 31.3.A “sf” indicates square feet, “ft” indicates feet.

31.4 Design Requirements and Building Materials

1. Design Requirements. Table 31.4.A Design Requirements establishes design requirements for each subdistrict of the R-R District. In the table, a “•” indicates that the standard is applicable in the subdistrict indicated. The absence of a “•” indicates that the standard does not apply to the subdistrict. Design characteristics associated with the renovation and reuse of historic buildings and structures shall be reviewed by the City Zoning Administrator to provide design flexibility where appropriate.

Table 31.4.A Design Requirements

Façade Design	R-R-1	R-R-2	R-R-3	R-R-4
Building façades that abut a public right-of-way must not contain blank wall areas that exceed thirty (30) linear feet, measured per story parallel to the street.	•	•	•	
Building façades that abut a public right-of-way must not contain blank wall areas that exceed fifty (50) linear feet, measured per story parallel to the street.				•
Building façades in excess of one hundred (100) linear feet that abut a public right-of-way must include a repeating pattern with no less than two (2) of the following elements: texture change, material module change, or a wall articulation change of no less than two (2) feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than fifty (50) linear feet.	•	•	•	•
Building materials and visual elements used on the primary building frontage must continue on all building façades.	•	•	•	•

Window Design	R-R-1	R-R-2	R-R-3	R-R-4
The ground floor of the front façade of non-residential structures must maintain a minimum transparency of fifty percent (50%), measured between two (2) and eight (8) feet in height from grade.	●	●	●	●
Upper floors of the front façade of non-residential structures must maintain a minimum transparency of fifteen percent (15%) of the wall area of the story.	●	●	●	●
Commercial Site Design	R-R-1	R-R-2	R-R-3	R-R-4
Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development.	●	●	●	●
A cohesive character must be established through the use of coordinated hardscape, such as paving materials, lighting, and street furniture, and landscape treatments within a development.	●	●	●	●

2. **Building Material Requirements.** The following building materials are prohibited as the primary material on any façade facing a public right-of-way, or any façade that abuts a residential district. The following materials may be used as decorative or detail elements for no more than twenty-five percent (25%) of the façade, or as part of the exterior construction not used as a surface finish material.
 - a. Plain concrete masonry units (CMU).
 - b. Aluminum, steel or other metal sidings; this restriction does not include metal architectural wall paneling.
 - c. Exposed aggregate (rough finish) concrete wall paneling.
 - d. Composite plywood siding.
 - e. Plastic.
 - f. Vinyl.
 - g. Exterior insulating and finishing systems (EIFS), unless specifically approved as part of site plan and architectural approval.
3. **Development Style.** Non-residential uses are allowed only in single-use buildings; the development of strip-style shopping centers is prohibited.”

Section 2: The following sections of the text of the Zoning Ordinance are hereby amended as follows:

Article II: Definitions

- **Build To Zone:** The range of minimum to maximum distance that a building or structure is located from a front lot line, as required by the zoning district regulations.
- **Façade:** The vertical exterior surface of a building that is approximately parallel to a lot line.
- **Multiple-Family Dwellings: Reuse of Existing Non-Residential Buildings:** Repurposing an existing commercial or office building for a residential function with two or more dwelling units while

- retaining the original structure, overall design, and architectural elements of the exterior.
- Roosevelt Road Corridor District. The Roosevelt Road Corridor District (“Corridor District”) shall mean Roosevelt Road right-of-way and properties contiguous and adjacent thereto from the eastern right-of-way line of Carlton Avenue proceeding eastward to the eastern corporate boundary of the City, as depicted on the City Zoning Map.
- Roosevelt Road Corridor Subdistricts. Roosevelt Road Corridor Subdistricts’ boundaries shall be as follows:
 - Subdistrict 1. That segment of the Corridor District commencing at the eastern side of Carlton Avenue right-of-way and proceeding eastward to terminate at the western side of Hale Street right-of-way as depicted on the City Zoning Map.
 - Subdistrict 2. That segment of the Corridor District commencing at the western side of Hale Street right-of-way and proceeding eastward to terminate at the western side of Chase Street right-of-way as depicted on the City Zoning Map.
 - Subdistrict 3. That segment of the Corridor District commencing at the western side of Chase Street right-of-way and proceeding eastward to terminate at the western side of Blanchard Street right-of-way.
 - Subdistrict 4. That segment of the Corridor District commencing at the western side of Blanchard Street right-of-way and proceeding eastward to its terminus at the eastern boundary of the corporate limits of the City with the western boundary of the Village of Glen Ellyn.
- Strip-Style Shopping Center: A commercial development with two (2) or more commercial spaces attached using party walls that is often located adjacent to a major right-of-way and is one (1) story in height.
- Townhouse: A building that contains three (3) or more dwelling units where each unit has an individual entrance to the outdoors and each unit is attached using party walls.

Article III: Zoning Districts and General Regulations

- Section 3.1 Districts (Purpose Statement: Located after the M-1 District): R-R Roosevelt Road Corridor District: A district designed for a mix of commercial, office, and residential uses based on the location of the use along Roosevelt Road. The Roosevelt Road District is divided into four subdistricts R-R-1, R-R-2, R-R-3, and R-R-4. Less intense development tends to be located in the western portion of the corridor in the R-R-1 and R-R-2 Districts. More intense development tends to be located in the eastern portion of the corridor in the R-R-3 and R-R-4 Districts.
- Section 3.4.A.1: In the R-R District, no more than one (1) principal building shall be located on a lot used for a single-family dwelling. For other uses, more than one (1) principal building may be located on a lot provided that each building complies with the applicable requirements of this Ordinance as though it were an individual principal building on a lot.

Article V: Administration and Enforcement

- Section 5.11.B.1: When two (2) or more principal structures on a single zoning lot located in the I-1, R-R, C-1, C-2, C-3, C-4, and C-5 Commercial Zoning District is developed.
- Section 5.11.B.3: When any multifamily project which contains over two (2) units in R-5, over four (4) units in R- 6, over twelve (12) units in R-7, R-R, or C-4 CBD Perimeter Commercial District is developed.

Article VI: Landscape Requirements

- Section 6.6.2:
 1. R-R District Parking Lot Perimeter Landscaping. A parking lot perimeter landscape yard is required where any parking lot is located adjacent to a right-of-way. The perimeter landscape yard must be established along the edge of the parking lot to screen vehicle parking from the right-of-way.
 - a. A perimeter yard must be a minimum of ten (10) feet wide, measured from the edge of the parking lot to the right-of-way. The width of the perimeter yard may be reduced to seven (7) feet for parking lots, including vehicular use areas, of less than ten thousand (10,000) square feet.
 - b. One (1) shrub, measuring a minimum of eighteen (18) inches at planting and a minimum of three (3) feet at maturity, is required for every three (3) feet of perimeter area length, spaced linearly.
 - c. One (1) shade tree is required for every twenty-five (25) feet of perimeter area length. Trees may be spaced linearly, or clustered to accommodate site constraints or complement overall landscape design. Alternatively, two (2) ornamental trees may be planted for each required shade tree.
 - d. Landscape areas outside of shrub and/or tree masses must be planted in turf or other live groundcover. Pedestrian paths and amenities may also be constructed within the perimeter landscape yard.
 - e. Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide a perimeter landscape yard along common property lines where parking areas abut.
- Section 6.8.3: e: R-R Zoning District: Where non-residential property one hundred fifty (150) feet or less in depth that is located within the R-R District abuts residential property to the rear, a landscape buffer of five (5) feet must be provided with the inclusion of a solid six (6) foot tall fence at the rear property line. Where non-residential property sixty (60) feet or less in width that is located within the R-R District abuts residential property to the side, a landscape buffer of five (5) feet must be provided with the inclusion of a solid six (6) foot tall fence at the side property line. In both cases, one (1) shrub, measuring a minimum of four (4) feet at planting and a minimum of six (6) feet at maturity, is required for every three (3) linear feet of fencing. If determined necessary by the City, due to topographical changes between the abutting commercial and residential property, the shrubs and fence may be increased in height to eight (8) feet.

Article XXIII: Off-Street Parking and Loading

- Section 22.2.5: All off-street parking facilities accessory to non-residential uses in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, and R-R zoning district shall be located on the same lot as the building or use served.
- Section 22.2.6: All required parking facilities for non-residential uses in the C-1, C-2, C-3, C-4, C-

5, R-R, O-R, and M-1 Districts shall be located on the same lot as the building or use served.

The following changes apply to Section 22.5:

- 2. Bowling Alleys. Five (5) parking spaces for each lane. If such bowling alley contains accessory uses such as a restaurant or retail shop, additional parking based on the particular accessory use shall be required. In the R-R District, three (3) parking spaces for each lane.
- 3. Car Washes. Five (5) parking spaces per 1,000 square feet of gross floor area. Stacking spaces: Three (3) per bay entering and two (2) per bay exiting for self service or single-car automatic; Ten (10) per bay entering and two (2) per bay exiting for an automatic conveyor-type car wash; or as determined by the City Council based on an analysis demonstrating peak usage. In the R-R District, three (3) parking spaces per 1,000 square feet of gross floor area.
- 8. Laundromats. One (1) parking space for each two (2) washing or cleaning machines. In the R-R District, one (1) parking space for each four (4) washing or cleaning machines.
- 10. Medical and Dental Clinics and Offices. 4.5 parking spaces per 1,000 sq. ft. of floor area. In the R-R District, three (3) parking spaces per 1,000 sq. ft. of floor area.
- 13. Multiple-Family Dwellings. Two (2) parking spaces per dwelling unit plus .25 spaces per dwelling unit for guest parking. In the R-R District, 1.75 parking spaces per dwelling unit for multiple-family dwellings and townhouses.
- 15. Offices, Business and Professional (Except Medical and Dental). 3.8 parking spaces per 1,000 sq. ft. of floor area. If said office building is located on individual zoning lot and said office building is less than 5,000 square feet in size, 4.5 parking spaces per 1,000 square feet of floor area is required. In the R-R District, three (3) parking spaces per 1,000 square feet of floor area.
- 17. Public Libraries, Public Museums, Public Art Galleries, Historical and Architectural Education Centers, and Other Public Buildings. One (1) parking space for each six hundred (600) sq. ft. of floor area. In the R-R District, one (1) parking space for each one thousand (1,000) sq. ft. of floor area.
- 18. Restaurants, Fast Food or Drive-In Restaurants, or Service Establishments Providing Customer Services on Premises. Fifteen (15) spaces per 1,000 sq. ft. of gross floor area. In the R-R District, nine (9) spaces per 1,000 sq. ft. of gross floor area. Drive-thru stacking spaces: Seven (7) per serving window, with a minimum of five (5) between the order station and pick up station, and an adequate order waiting area; or as determined by the City Council based on an analysis demonstrating peak usage.
- 21. Stores Devoted to the Retail Sale of Foods, Drugs and Related Products. Five (5) parking spaces per 1,000 sq. ft. of floor area. In the R-R District, three (3) parking spaces per 1,000 sq. ft. of floor area.
- 22. Stores Devoted to the Retail Sale of Furniture and/or Floor Coverings. 2.75 parking spaces for each 1,000 sq. ft. of floor area. In the R-R District, one (1) parking space for each 1,000 sq. ft. of floor area.
- 24. Banks & Financial Institutions. 4.6 parking spaces for each 1,000 sq. ft. of floor area. In the R-R District, three (3) parking spaces for each 1,000 sq. ft. of floor area. Drive-thru stacking spaces: Four (4) per lane with two (2) or less lanes, three (3) per lane with three (3) or more lanes; or as determined by the City Council based on an analysis demonstrating peak usage.
- 26. All Business and Commercial Establishments Except Those Heretofore Specified. 2.75 spaces per 1,000 sq. ft. of floor area. In the R-R District, two (2) spaces per 1,000 sq. ft. of floor area. For drive-thru uses: Stacking spaces as determined by the City Council based on an analysis demonstrating peak usage.

Article XXIII: Signs

- Section 23.7.1.c.2.a: Is located in the R-6, R-7, C-3, R-R, or O-R zoning district; and
- Section 23.7.1.c.2.e (Table, Row 3): C-1, C-3, C-5, M-1, R-R

Article XXIV: Accessory Uses and Home Occupations

- Section 24.4.4: : Donation drop boxes if located in the C-1, C-3, C-5, or non-residential uses in the R-R Zoning Districts or on properties primarily occupied by an educational, religious, governmental or charitable use.

Article XXV: Performance Standards

- Section 25.4.4.A.2: Class B: Non-residential land use districts; zoned I-1, O-R, R-R, C-1, C-2, C-3, C-4 and C-5.

Article XXIX: Prohibition Against Anti-Competitive Negative Use Restrictions

- Section 29.1: The purpose of this Ordinance is to prohibit establishment of negative use restrictions on property within the C-1, C-2, C-3, C-4, C-5, R-R and M-1 Zoning Districts.
- Section 29.3: Any Negative Use Restriction imposed on real property within the C-1, C-2, C-3, C-4, C-5, R-R, or M-1 Zoning Districts shall be void and unenforceable unless the City Zoning Administrator determines that the following factors are present and undertakes the following action:

Article XXX: Above Ground Service Facilities

- Section 30.4.2.a.2: The separation requirement of Section 30.4.2(a)(1) may be waived by the Director of Planning & Economic Development for the M-1 Manufacturing; C1, C-2, C-3, C-4, and C-5 Commercial; or O-R or R-R zoning districts provided that the app

Section 3: This ordinance shall be cumulative of all provisions of the ordinances of the City of Wheaton, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 4: If any phrase, clause, sentence, paragraph, or section of this ordinance is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.

Section 5: 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:

Nays:

Absent:

Passed:

Published: