

ORDINANCE NO. F- 1298

AN ORDINANCE AMENDING THE TEXT OF THE WHEATON ZONING ORDINANCE – ARTICLE III “ZONING DISTRICTS AND GENERAL REGULATIONS”

WHEREAS, the City of Wheaton, Illinois ("City"), has determined it to be in the best interests of the City and its residents to consider certain amendments to the text of the City Zoning Ordinance; 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 on June 12, 2007, June 26, 2007, July 24, 2007 and August 14, 2007, to consider certain text amendments pertaining to the screening of building utility and service installations; and the Wheaton Planning and Zoning Board has recommended approval of the text amendments.

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 Wheaton Zoning Ordinance text is amended by deleting Article 3.4C in its entirety and replacing it with the following section:

“C. Screening of Building Utility and Service Installations

1. **Ground or Wall Mounted Installations.** Loading docks, refuse or recycling containers and handling systems, HVAC (heating, ventilation, and air conditioning) equipment and ductwork, communications equipment, private or public utility substations, transformers and generators, storage tanks, utility service entrances and meters of all buildings (except detached single-family dwellings) shall be screened from all public rights-of-way and from any adjacent residential district at grade level. Screening may be done in any manner which does not interfere with the safe and efficient operation of the equipment or cause equipment or devices to be inaccessible, and shall be the responsibility of the property owner.
2. **Rooftop Installations.** HVAC (heating, ventilation, and air conditioning) equipment and ductwork, solar panels, communications equipment, and any other mechanical equipment, devices, or ductwork installed upon or extending beyond or through a roof surface shall be screened equal in height to said equipment. Screening shall not interfere with the safe and efficient operation of the equipment or cause equipment or devices to be inaccessible, and shall be the responsibility of the property owner.

For all new buildings constructed after (Date of Adoption), rooftop installations shall be screened with a parapet (an extension of the façade walls above the roof line), a roof structure, or another physical design element that is integral to the overall appearance of the building. Where the standard in the preceding sentence is not feasible for existing buildings constructed before (Date of Adoption), a penthouse, partition screen, or other screening structure may be utilized, provided the structures are designed to:

- a. Minimize the conspicuity of the structure and be centered on the roof where possible.
- b. Complement the building in terms of form, scale, color, materials, and finish.
- c. Encompass groupings of equipment within a single enclosure where possible.

The use of wood fencing or any material comprised of slats is prohibited. No screening shall provide opacity of less than 80% when viewed from an angle at or below the screen.”

Section 2: In all other respects, the Wheaton Zoning Ordinance is ratified and remains in full force and effect.

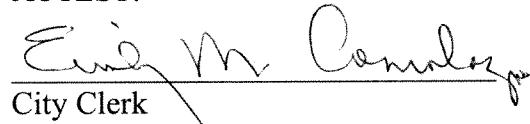
Section 3: All ordinances or parts of ordinance in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective form and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Jones
Mayor

ATTEST:



Emily M. Conroy
City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis
Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

Passed: September 4, 2007
Published: September 5, 2007