

ORDINANCE NO. F- 1499

**AN ORDINANCE AMENDING THE TEXT
OF THE WHEATON ZONING ORDINANCE – NORTHSIDE RESIDENTIAL OVERLAY
DISTRICT**

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 May 25, 2010, amending certain provisions of the Zoning Ordinance pertaining to the regulations of the Northside Residential Overlay District.

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: Pursuant to the Findings of fact made and determined by the City of Wheaton Planning and Zoning Board, the Wheaton Zoning Ordinance text is amended by deleting Section 28.2C in its entirety and replacing it with the following:

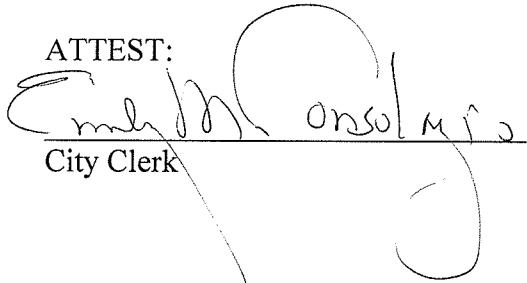
"Porch, deck and patio incentive provision. In an effort to encourage the construction of front and wrap-around porches in the Northside Residential Overlay District, unenclosed, roofed front porches shall be permitted to encroach up to eight (8) feet into the required front yard and side yard abutting a street.

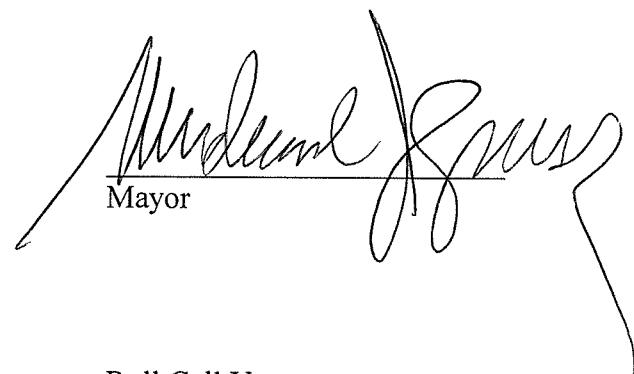
The combined floor area of any unenclosed, roofed front porch and any other enclosed, roofed porch, deck, and patio not finished for year round use, up to 250 square feet, shall be excluded from the gross floor area calculation for the purpose of calculating Floor Area Ratio."

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Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

ATTEST:

Emily M. Consalvo
City Clerk



Michael Gresk
Mayor

Roll Call Vote

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

Nays: None
Absent: None

Motion Carried Unanimously

Passed: June 21, 2010

Published: June 22, 2010