

ORDINANCE NO. O-2023-19

AN ORDINANCE AMENDING THE TEXT OF THE WHEATON ZONING ORDINANCE  
ARTICLE 28.2B.2 OF THE WHEATON ZONING ORDINANCE  
"FRONT LOADING GARAGES"

**WHEREAS**, the City of Wheaton, Illinois ("City"), has determined it to be appropriate to amend certain provisions of the Zoning Ordinance pertaining to front loading garages; 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 May 9, 2023 to consider said amendment to the text of the City Zoning Ordinance and the Planning and Zoning Board has recommended approval of the 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 text of the Wheaton Zoning Ordinance, Article 28 of the Wheaton Zoning Ordinance is hereby amended by repealing and rescinding Article 28.2B.2 in its entirety and replacing it with a new Article 28.2B.2, which shall read as follows:

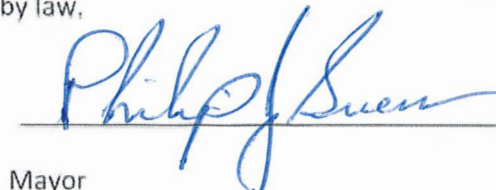
"Front loading garages. In an effort to minimize the appearance of attached front loaded garages, the total floor area of attached front loaded garages shall be counted towards the gross floor area for the purposes of calculating floor area ratio. All attached front loaded garages must be located at least 5 feet behind the front face of the principal building. On corner lots, an attached front-loaded garage is any garage which faces the same street as the front door of the house.

A front loaded attached garage shall not occupy more than one-third of the front façade of any single family dwelling. This limitation shall not, however, prevent the construction of a front loaded attached garage less than 28.5 feet in width."

**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with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.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.

  
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Mayor

ATTEST: Andrea Rosedale

City Clerk

Roll Call Vote

Ayes: Councilman Barbier  
Councilwoman Bray-Parker  
Councilman Brown  
Mayor Suess  
Councilman Clousing  
Councilwoman Robbins  
Councilman Weller

Nays: None

Absent: None

Motion Carried Unanimously

Passed: June 5, 2023  
Published: June 6, 2023