

ORDINANCE NO. O-2025-05

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE - DPCGC - DUPAGE COUNTY
GOVERNMENTAL CENTER ZONING DISTRICT**

WHEREAS, the City of Wheaton, Illinois ("City"), has entered into an intergovernmental agreement ("IGA") with DuPage County, which would grant certain regulatory control over the DuPage County Governmental Campus directly to the County, subject to the City creating a County zoning district through a Zoning Ordinance amendment; 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 City Council, acting as a hearing body on January 13, 2025 to consider said amendment; and

WHEREAS, the City has determined it to be appropriate to amend the Wheaton Zoning Ordinance to create a County zoning district through a Zoning Ordinance 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 the Wheaton Zoning Ordinance is hereby amended by the addition of a new Article XXXII which shall read as follows:

"ARTICLE XXXII - DPCGC - DUPAGE COUNTY GOVERNMENTAL CENTER ZONING DISTRICT

1. DPCGC Administration Sector.

The intent of the DPCGC Administration Sector is to provide a specific area where government offices can be located, while also ensuring that they are easily accessible to the public. Furthermore, it is to allow for the establishment, expansion, and maintenance of public uses, publicly regulated uses, and private uses that display an inherent relationship to the public interest. This zoning sector includes provisions that are appropriate for government buildings, as well as bulk requirements to ensure compatibility with adjacent land uses.

2. DPCGC Fairgrounds Sector.

The intent of the DPCGC Fairgrounds Sector is to regulate the development and use of land within the DuPage County fairgrounds to ensure the safety, health, and welfare of the public. The sector establishes regulations for the construction, operation, and maintenance of structures and facilities within the fairgrounds, including but not limited to exhibit halls, arenas, and parking lots. Additionally, the Sector seeks to balance the fairgrounds' economic, social, and recreational benefits with the surrounding community's residential and environmental concerns. It shall be applied to property owned or leased and used by the County to provide cultural, educational, recreational, and civic services to the public.

3. DPCGC Service Sector.

The intent of the DPCGC Services Sector is to provide a specific area with the primary objective of providing a centralized location for County public services, including but not limited to transportation, public works, animal services, social services, care center, and emergency management. By consolidating these services in one location, the DPCGC Services Sector promotes a coordinated and efficient approach to service delivery, ensuring that community members have convenient access to the resources they need. The infrastructure and facility requirements in the sector are geared towards promoting the provision of these services while minimizing any adverse impact on the surrounding community.

Principal Use	DPCGC 1	DPCGC 2	DPCGC3
Cultural institutions.	P	P	
Libraries.	P		P
County, state, municipal, federal offices.	P	P	P
Police/Sheriff stations.	P		P
Hospitals and/or Rehabilitation Facilities.	S		S
Public utility and/or service type uses/essential services including fully automated gas regulating stations, telephone exchanges and electric substations.	S	S	S
Railroad passenger stations when not located on railroad property.	S	S	S
Towers and antennas, commercial, for radio, television, and telephone transmitting, receiving or relay stations, need not be enclosed.	S	S	S
Fairgrounds (defined as indoor and open outdoor areas where fairs or other exhibitions that are open to the public and subject to a Special Event Permit are set up temporarily. No overnight camping of any kind shall be permitted).		P	
Other governmental utility service uses similar in nature and intensity to other special uses.	S	S	S
Community theaters, amateur.		S	
Public Works garages and shops.		S	S
Fire Stations.	P	P	P
Jails.	S		S
Senior Housing Developments.		S	S
Wastewater treatment plants, need not be enclosed.			S

Waterworks, reservoirs, pumping stations, filtration plants and wells, need not be enclosed.

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32.2 Bulk Regulations

1. No building shall be closer to any perimeter lot line than the lesser of thirty (30) feet (9.14 m.) or fifty percent (50%) of the height of such building.
2. A maximum building height of seventy-five (75) feet or five (5) stories, whichever is less.

32.3 Standards.

All property located in this district is subject to the general standards and regulations of the Wheaton Zoning Ordinance except as follows:

1. There may be more than one (1) building on a lot provided that the lot perimeter setback requirements of this ordinance are met. Off-street parking as required by Article XXII, accessory to a County-owned building, may be located anywhere within the DPCGC district without restrictions as to distance limitations set forth in Section 22.2.8.
2. All operations, activities other than outside activities which are part of the use of the Fairgrounds, and storage shall be conducted wholly inside a building or buildings, except that storage may be maintained outside a building in side yards or rear yards if no part of the storage is less than fifteen (15) feet (4.57 m.) from any lot line of the lot on which the governmental use is located and if such storage area is separated from other property (except property located in a Commercial or Industrial District) and public streets by screening as required in Article VI.
3. Exterior masonry construction requirement: All exterior walls of non-residential buildings constructed in this zoning district shall be constructed of one hundred percent (100%) masonry materials, exclusive of windows, doors, roofs, cornices, or awnings. Where a lawful building exists at the effective date of adoption of this requirement June 15, 2009, and said building was not built under the terms of this requirement, it may continue so long as it remains lawful, subject to the following provision:
 - a. If any building is destroyed or damaged by any means to the extent that the cost of restoration will exceed 50% of the cost of replacement of the entire building or structure, said building shall be restored only in conformance with the regulations of this ordinance. The extent of damage and the cost of restoration as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.
 - b. If any building is remodeled or improved to an extent that the cost of said remodeling or improvement will exceed 50% of the cost of replacement of the entire building or structure, said building be remodeled or improved only in conformance with the regulations of this ordinance. The cost of the remodeling or improvement as a percentage of replacement value shall be

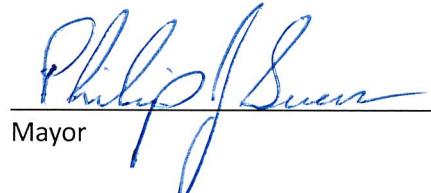
determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.

4. Dispensing of gasoline from underground storage tanks on premises shall be limited to the requirements of vehicles necessary to the conduct of a governmental use.
5. Service and maintenance of vehicles shall be permitted only as is necessary to the conduct of a governmental use."

Section 2: 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 3: 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 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Philip J. Suess
Mayor

ATTEST:



Andrea Rosedale

City Clerk

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

Nays: None
Absent: None
Motion Carried Unanimously

Passed: February 3, 2025

Published: February 4, 2025