

ORDINANCE NO. O-2025-08

AN ORDINANCE AMENDING THE WHEATON ZONING MAP – 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; and

WHEREAS, the City recently created a Roosevelt Road Corridor District through a Zoning Ordinance amendment and the City has determined it to be appropriate to amend the Wheaton Zoning Ordinance Map to rezone properties along the Roosevelt Road corridor in accordance with the provisions of the 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: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by rezoning certain properties to the Roosevelt Road Corridor District as follows:

The following described parcels (along Roosevelt Road from the Illinois Prairie Path to Hale Street) are hereby rezoned to the R-R-1 District:

R-R-1	0516335020	301 W ROOSEVELT RD
R-R-1	0516336008	225 W ROOSEVELT RD
R-R-1	0516336015	211 W ROOSEVELT RD
R-R-1	0516336016	209 W ROOSEVELT RD
R-R-1	0516336017	207 W ROOSEVELT RD
R-R-1	0516336018	203 W ROOSEVELT RD
R-R-1	0516336019	625 S WHEATON AVE
R-R-1	0517420021	507 W ROOSEVELT RD
R-R-1	0517420023	421 W ROOSEVELT RD
R-R-1	0517420024	417 W ROOSEVELT RD
R-R-1	0517420060	618 S WEST ST
R-R-1	0517420061	401 W ROOSEVELT RD
R-R-1	0517420065	515 W ROOSEVELT RD
R-R-1	0517420066	425 W ROOSEVELT RD
R-R-1	0517420067	529 W ROOSEVELT RD
R-R-1	0517420068	525 W ROOSEVELT RD
R-R-1	0517420069	531 W ROOSEVELT RD
R-R-1	0517420070	543 W ROOSEVELT RD
R-R-1	0517420071	539 W ROOSEVELT RD
R-R-1	0517420072	517 W ROOSEVELT RD
R-R-1	0517420073	517 W ROOSEVELT RD

R-R-1	0520205042	714 WARRENVILLE RD
R-R-1	0520205045	430 W ROOSEVELT
R-R-1	0520205046	400 W ROOSEVELT RD
R-R-1	0520205048	520 W ROOSEVELT RD
R-R-1	0520205049	534 W ROOSEVELT RD
R-R-1	0520205050	528 W ROOSEVELT RD
R-R-1	0520205054	518 W ROOSEVELT RD
R-R-1	0520223001	600 W ROOSEVELT RD # A-1
R-R-1	0521100019	703 WARRENVILLE RD
R-R-1	0521100020	705 WARRENVILLE RD
R-R-1	0521100022	708 S WHEATON AVE
R-R-1	0521100023	703-05 W ROOSEVELT RD
R-R-1	0521100024	316 W ROOSEVELT RD
R-R-1	0521101014	218 W ROOSEVELT RD
R-R-1	0521101015	224 W ROOSEVELT RD
R-R-1	0521101016	214 W ROOSEVELT RD
R-R-1	0521101017	210 ROOSEVELT RD
R-R-1	0521101018	204 W ROOSEVELT RD
R-R-1	0521101019	222 W ROOSEVELT RD

The following described parcels (along Roosevelt Road from Hale Street to Chase Street) are hereby rezoned to the R-R-2 District:

R-R-2	0521200072	610 ROOSEVELT RD
R-R-2	0521200075	610 ROOSEVELT RD
R-R-2	0516337022	666 S MAIN ST
R-R-2	0516422023	431 E ROOSEVELT RD
R-R-2	0521103006	250 E ROOSEVELT RD
R-R-2	0521200081	520 E ROOSEVELT RD
R-R-2	0516339012	623 S NAPERVILLE RD
R-R-2	0521102003	114 W ROOSEVELT RD
R-R-2	0521200012	324 E ROOSEVELT RD
R-R-2	0516423026	531 E ROOSEVELT RD
R-R-2	0521102022	128 W ROOSEVELT RD
R-R-2	0516422025	401 E ROOSEVELT RD
R-R-2	0521102016	110 W ROOSEVELT RD
R-R-2	0516418010	319 E ROOSEVELT RD
R-R-2	0521118001	104 E ROOSEVELT RD # 100
R-R-2	0521200083	430 E ROOSEVELT RD
R-R-2	0516422021	515 E ROOSEVELT RD
R-R-2	0521103005	250 W ROOSEVELT RD
R-R-2	0516338023	625 S MAIN ST
R-R-2	0516337019	631 S HALE ST
R-R-2	0516423025	605 E ROOSEVELT RD
R-R-2	0521200072	610 E ROOSEVELT RD
R-R-2	0521200054	416 E ROOSEVELT RD
R-R-2	0521200074	626 E ROOSEVELT RD
R-R-2	0521102005	106 W ROOSEVELT RD

R-R-2	0516422026	411 E ROOSEVELT RD
R-R-2	0521200076	300 E ROOSEVELT RD
R-R-2	0521103007	250 E ROOSEVELT RD
R-R-2	0516338025	601 S MAIN ST
R-R-2	0521117001	100 W ROOSEVELT RD # A1
R-R-2	0516338024	601 S MAIN ST
R-R-2	0516423027	625 E ROOSEVELT RD
R-R-2	0521103037	250 E ROOSEVELT RD
R-R-2	0521200013	402 E ROOSEVELT RD
R-R-2	0516422014	427 E ROOSEVELT RD
R-R-2	0516418009	623 S NAPERVILLE RD
R-R-2	0521103004	222 E ROOSEVELT RD
R-R-2	0516422024	507 E ROOSEVELT RD
R-R-2	0521200073	618 E ROOSEVELT RD
R-R-2	0516337005	627 S HALE ST
R-R-2	0521102021	126 W ROOSEVELT RD
R-R-2	0516422022	505 E ROOSEVELT RD
R-R-2	0516337021	500 S MAIN ST
R-R-2	0521117006	100 W ROOSEVELT RD # B2
R-R-2	0521117008	100 W ROOSEVELT RD # B4
R-R-2	0521117004	100 W ROOSEVELT RD # A4
R-R-2	0521117007	100 W ROOSEVELT RD # B-7
R-R-2	0521117003	100 W ROOSEVELT RD # A3
R-R-2	0521117002	100 W ROOSEVELT RD # A2
R-R-2	0521117005	100 W ROOSEVELT RD # B1
R-R-2	0521118010	104 E ROOSEVELT RD # 204
R-R-2	0521118007	104 E ROOSEVELT RD # 202
R-R-2	0521118003	104 E ROOSEVELT RD # 102
R-R-2	0521118006	104 E ROOSEVELT RD # 201
R-R-2	0521118008	104 E ROOSEVELT RD # 203
R-R-2	0521118004	104 E ROOSEVELT RD # 103
R-R-2	0521118009	104 E ROOSEVELT RD # 204
R-R-2	0521118005	104 E ROOSEVELT RD # 104
R-R-2	0521118002	104 E ROOSEVELT RD # 101

The following described parcels (along Roosevelt Road from Chase Street to Blanchard Road) are hereby rezoned to the R-R-3 District:

R-R-3	0515324022	1051 E ROOSEVELT RD
R-R-3	0515325031	1209 E ROOSEVELT RD
R-R-3	0522100031	1100 E ROOSEVELT RD
R-R-3	0522101020	1315 TAFT AVE
R-R-3	0522101030	1314 E ROOSEVELT RD
R-R-3	0521201046	916 ROOSEVELT RD
R-R-3	0516424034	711 E ROOSEVELT RD
R-R-3	0515325026	1213 E ROOSEVELT RD
R-R-3	0522100015	1011 TAFT AVE
R-R-3	0521201065	926 E ROOSEVELT RD

R-R-3	0516424030	901 E ROOSEVELT RD
R-R-3	0515325033	1317 E ROOSEVELT RD
R-R-3	0521201004	800 E ROOSEVELT RD
R-R-3	0522101032	1310 E ROOSEVELT RD
R-R-3	0522101034	1302 E ROOSEVELT RD
R-R-3	0516424042	809 ROOSEVELT RD
R-R-3	0521201044	700 E ROOSEVELT RD
R-R-3	0521201016	722 S PRESIDENT ST
R-R-3	0515325036	1201 E ROOSEVELT RD
R-R-3	0515324020	1003 ROOSEVELT RD
R-R-3	0522101029	1318 E ROOSEVELT RD
R-R-3	0521201037	820 E ROOSEVELT RD
R-R-3	0521201049	820 E ROOSEVELT RD
R-R-3	0521201011	908 E ROOSEVELT RD
R-R-3	0521201050	908 E ROOSEVELT RD
R-R-3	0515325027	1309 E ROOSEVELT RD
R-R-3	0516424032	917-29 E ROOSEVELT RD
R-R-3	0522101027	1214 ROOSEVELT RD
R-R-3	0515324023	1071 E ROOSEVELT RD
R-R-3	0516424033	711 E ROOSEVELT RD
R-R-3	0522100014	1007 TAFT AVE
R-R-3	0515325034	1321 E ROOSEVELT RD
R-R-3	0521201036	806 E ROOSEVELT RD
R-R-3	0515325025	1205 E ROOSEVELT RD
R-R-3	0516424035	711 E ROOSEVELT RD
R-R-3	0521201011	908 E ROOSEVELT RD
R-R-3	0515325029	1301 E ROOSEVELT RD
R-R-3	0522101017	1303 TAFT AVE
R-R-3	0522101016	1219 TAFT AVE
R-R-3	0522101028	1306 E ROOSEVELT RD
R-R-3	0522134001	1319 TAFT AVE # 1-W
R-R-3	0515325028	1313 E ROOSEVELT RD
R-R-3	0521201037	820 E ROOSEVELT RD
R-R-3	0516424036	721 E ROOSEVELT RD
R-R-3	0515325032	1317 E ROOSEVELT RD
R-R-3	0522101018	1307 TAFT AVE
R-R-3	0522100013	1003 TAFT AVE
R-R-3	0522101031	1324 E ROOSEVELT RD
R-R-3	0522133001	1207 TAFT AVE
R-R-3	0515324021	1117 E ROOSEVELT RD
R-R-3	0522101026	1210 E ROOSEVELT RD
R-R-3	0522101033	1211-1215 TAFT AVE
R-R-3	0522101019	1311 TAFT AVE
R-R-3	0521201017	724 S PRESIDENT ST
R-R-3	0521201043	700 E ROOSEVELT RD
R-R-3	0522100030	1100 E ROOSEVELT RD
R-R-3	0521201044	700 E ROOSEVELT
R-R-3	0516424031	917 E ROOSEVELT

R-R-3	0516424032	917-29 E ROOSEVELT RD
R-R-3	0515325035	1217 E ROOSEVELT RD
R-R-3	0515325030	1305 E ROOSEVELT RD
R-R-3	0522134003	1319 TAFT AVE # 2-W
R-R-3	0522134004	1319 TAFT AVE # 2-E
R-R-3	0522134005	1319 TAFT AVE # 3-W
R-R-3	0522134002	1319 TAFT AVE # 1-E
R-R-3	0522134006	1319 TAFT AVE # 3-E

The following described parcels (along Roosevelt Road from Blanchard Road to the eastern border of Wheaton) are hereby rezoned to the R-R-4 District:

R-R-4	0522102026	1502 E ROOSEVELT RD
R-R-4	0522200021	1800 E ROOSEVELT RD
R-R-4	0515327044	1711 E ROOSEVELT RD # 1
R-R-4	0522103022	1726-1728 E ROOSEVELT RD
R-R-4	0522102019	1506 E ROOSEVELT RD
R-R-4	0515326026	1501 E ROOSEVELT RD
R-R-4	0515417031	1815 ROOSEVELT RD
R-R-4	0522200023	1800 E ROOSEVELT RD
R-R-4	0515327049	1719 E ROOSEVELT RD # 2
R-R-4	0522103030	1706 E ROOSEVELT RD
R-R-4	0515327037	1651 E ROOSEVELT RD
R-R-4	0515327030	1701 E ROOSEVELT RD
R-R-4	0515327038	1703 E ROOSEVELT RD
R-R-4	0522103035	1607 TAFT AVE
R-R-4	0515417033	1911 E ROOSEVELT RD
R-R-4	0515417041	1927 E ROOSEVELT RD
R-R-4	0522102024	1520 E ROOSEVELT RD
R-R-4	0522200028	1830 E ROOSEVELT RD
R-R-4	0515327039	1709 E ROOSEVELT RD
R-R-4	0515327051	1715 E ROOSEVELT RD # 3
R-R-4	0522102012	1506 E ROOSEVELT RD
R-R-4	0515326024	1517 E ROOSEVELT RD
R-R-4	0522103014	1616 E ROOSEVELT RD
R-R-4	0515326029	1511 E ROOSEVELT RD
R-R-4	0522103019	1616 E ROOSEVELT RD
R-R-4	0515417034	1825 E ROOSEVELT RD
R-R-4	0515326022	1415 E ROOSEVELT RD
R-R-4	0515326027	1501 E ROOSEVELT RD
R-R-4	0515327040	1611 E ROOSEVELT RD
R-R-4	0522103023	1730 E ROOSEVELT RD
R-R-4	0522103021	1714 E ROOSEVELT RD
R-R-4	0515417041	1927 E ROOSEVELT RD
R-R-4	0515327043	1721 E ROOSEVELT RD # 3
R-R-4	0515327022	1711 E ROOSEVELT RD # 2
R-R-4	0522200030	1830 ROOSEVELT RD
R-R-4	0522200006	1800 E ROOSEVELT RD

R-R-4	0515417039	1831 E ROOSEVELT RD
R-R-4	0515327042	1719 E ROOSEVELT RD # A
R-R-4	0522200022	1800 E ROOSEVELT RD
R-R-4	0522103013	1616 E ROOSEVELT RD
R-R-4	0515327047	1719 E ROOSEVELT RD # 4
R-R-4	0515327052	1715 E ROOSEVELT RD # 2
R-R-4	0515327050	1721 E ROOSEVELT RD # 1
R-R-4	0515417040	1831 E ROOSEVELT RD
R-R-4	0515417032	1815 E ROOSEVELT RD
R-R-4	0515326025	1411 E ROOSEVELT RD
R-R-4	0522103034	1600 E ROOSEVELT RD
R-R-4	0515327020	1711 E ROOSEVELT RD # 4
R-R-4	0522103020	1616 E ROOSEVELT RD
R-R-4	0515326021	1407 E ROOSEVELT RD
R-R-4	0522103015	1616 E ROOSEVELT RD
R-R-4	0515327046	1721 E ROOSEVELT RD # 4
R-R-4	0515327053	1715 E ROOSEVELT RD # 1
R-R-4	0515326028	1525 ROOSEVELT RD
R-R-4	0515417038	1933 ROOSEVELT RD
R-R-4	0515327021	1711 E ROOSEVELT RD # 3
R-R-4	0515417042	1801 E ROOSEVELT RD
R-R-4	0522103036	720-8 S LORRAINE RD # 28
R-R-4	0515327048	1719 E ROOSEVELT RD # 3
R-R-4	0522102025	1400 E ROOSEVELT RD
R-R-4	0522102021	1420 E ROOSEVELT RD
R-R-4	0515417022	1907 E ROOSEVELT RD
R-R-4	0522102011	1506 E ROOSEVELT RD
R-R-4	0515327045	1715 E ROOSEVELT RD # 4
R-R-4	0522200029	1910 E ROOSEVELT RD
R-R-4	0522200027	1830 E ROOSEVELT RD
R-R-4	0515326023	1419 E ROOSEVELT RD
R-R-4	0515327041	1607 E ROOSEVELT RD
R-R-4	0515327054	1721 E ROOSEVELT RD # 2
R-R-4	0515326020	627 S BLANCHARD ST
R-R-4	0515327038	1703 E ROOSEVELT RD
R-R-4	0515327036	1621 E ROOSEVELT RD

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.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

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

Nays: None
Absent: None
Motion Carried Unanimously

Passed: February 3, 2025
Published: February 4, 2025

