

**ORDINANCE NO. F- 1211**  
**AN ORDINANCE AMENDING THE TEXT**  
**OF THE WHEATON ZONING ORDINANCE-CORNER LOT FRONT YARD SETBACKS**

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 pertaining to corner lots; 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 September 12, 2006, to consider the text amendments; and the Wheaton Board of Zoning Appeals has recommended approval of the 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:

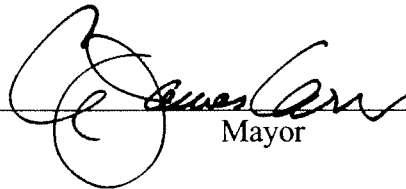
Section 1: The Wheaton Zoning Ordinance text is amended by deleting Articles VII, VIII, IX, X, XI, XII and XIII (Residential Zoning Districts R-1, R-2, R-3, R-4, R-5, R-6 and R-7), specifically Articles 7.2.5, 8.2.5, 9.2.5, 10.2.5, 11.2.5, 12.2.5, and 13.2.5, footnote number one in their entirety and replacing it with the following:

<sup>1</sup> Front and Side Yard Abutting a Street Adjustment Next to Existing Structures: When a lot abuts, on both sides, lots that have already been developed, the front yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on the two abutting lots. When a lot abuts a lot that has already been developed on one side and a street on the other side, the front or side yard abutting a street applicable to such lot shall be determined by taking the average of the setback of the building on the abutting developed lot and the required front or side yard abutting a street, but in no case shall the front yard be less than the setback of the building on the abutting developed lot. If a lot abuts a developed lot on one side and a vacant lot on the other side, the front yard applicable to such lot shall be determined by taking the average of the setback of the building on the abutting developed lot and the setback of the building on the lot immediately adjacent to the vacant lot."

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.

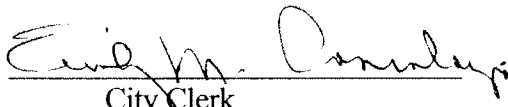
Section 4: This ordinance shall become effective form and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



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Mayor

ATTEST:



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City Clerk

Ayes:

ROLL CALL VOTE:  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilman Mouhelis  
Councilman Suess  
Councilman Bolds

Nays:

None

Absent:

Councilman Levine

Motion Carried Unanimously

Passed: October 16, 2006  
Published: October 17, 2006