

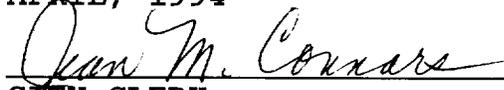
CITY OF ST. CHARLES

ORDINANCE NO. 1994-Z-4

AN ORDINANCE AMENDING TITLE 17, "ZONING", OF THE
ST. CHARLES MUNICIPAL CODE REGARDING
FLAG LOTS

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ST. CHARLES
THIS 18TH DAY OF APRIL, 1994

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 22ND DAY OF
APRIL, 1994



CITY CLERK

(S E A L)

ORDINANCE NO. 1994 - Z - 4

AN ORDINANCE AMENDING TITLE 17, "ZONING",
OF THE ST. CHARLES MUNICIPAL CODE REGARDING
FLAG LOTS

WHEREAS, a Petition dated January 19, 1994 has been filed to amend Title 17, "Zoning" of the St. Charles Municipal Code to amend the provisions of Section 17.02, "General Provisions" and Section 17.04 "Rules and Definitions"; and

WHEREAS, the Plan Commission of the City of St. Charles has held a public hearing on said Petition in accordance with law; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

1. That Title 17, "Zoning", of the St. Charles Municipal Code Section 17.02 "General Provisions" be and is hereby amended by adding Section 17.02.230 "Flag Lots" as follows:

"17.02.230 Flag lots

- A. The minimum lot area for a flag lot shall be per the underlying zoning district; however, only the buildable portion of the lot shall be considered in calculating the lot area. The buildable portion is defined as that part of the lot where the distance from a lot line to any other lot line meets or exceeds the minimum lot width required in the underlying zoning district.
- B. A flag lot shall have frontage on a street of not less than fifteen (15) feet, and that part of the lot connecting its buildable portion with its street frontage (the "flagpole") shall be not less than fifteen (15) feet in width. However, if two flag lots share a common access onto a public right-of-way, the minimum frontage and the minimum width of the flagpole of the two lots combined may be reduced to not less than eighteen (18) feet at any point.
- C. No more than two (2) flag lots may have a shared

access to a public right-of-way, and no more than two flagpoles of flag lots may abut each other. In the case of a shared access, a maintenance agreement shall be required between the parties to ensure proper maintenance of the roadway.

- D. Flag lots shall comply with all regulations of Chapter 15.28 (Fire Prevention Code) regarding driveway width, hydrant locations and turnarounds."

2. That Title 17 "Zoning", Chapter 17.04 "Rules and Definitions" is hereby amended by adding Section 17.04.570, as follows:

"17.04.570 Flag Lot.

A flag lot is a lot with all of the following characteristics:

1. The lot includes a narrow corridor extending from the street frontage to the buildable part of the lot, where the width of the corridor is less than the required lot width. This narrow corridor is sometimes referred to as the "flagpole".
2. The minimum lot width and the buildable part of the lot are located a distance of more than three (3) times the minimum front yard depth from the right-of-way.
3. The buildable part of the lot is generally located at a greater distance from the street, in relation to the buildable portion of other adjoining lots which are not flag lots.

3. That Title 17 "Zoning", Chapter 17.04 "Rules and Definitions", Section 17.04.295 "Lot Line, Front" is hereby amended by deleting the same and substituting the following therefor:

"17.04.295 Lot Line, Front

"Front lot line" means the lot line which abuts an existing or dedicated street. In the case of a corner lot or flag lot, the front lot line shall be as established on the plat of subdivision; if a front lot line was not established on the plat of subdivision, the front lot line shall be established by the owner at the time of application for a building permit. The front lot line for a flag lot may be established on a lot line which is not a street frontage, and which is generally either parallel with or perpendicular to the street

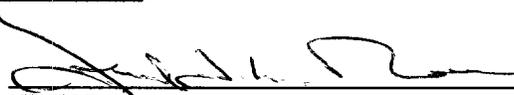
right-of-way."

4. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 18th day of April, 1994.

PASSED by the City Council of the City of St. Charles, Illinois, this 18th day of April, 1994.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 18th day of April, 1994.



MAYOR

ATTEST:



CITY CLERK

COUNCIL VOTE:

Ayes:	<u>14</u>
Nays:	<u>0</u>
Absent:	<u>0</u>

STATE OF ILLINOIS)
) SS.
COUNTIES OF KANE AND DUPAGE)

C E R T I F I C A T E

I, JEAN M. CONNORS, certify that I am the duly elected and acting municipal clerk of the city of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on April 18, 1994, the Corporate Authorities of such municipality passed and approved Ordinance No. 1994-Z-4, entitled

"AN ORDINANCE AMENDING TITLE 17, 'ZONING', OF THE ST. CHARLES MUNICIPAL CODE REGARDING FLAG LOTS",

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1994-Z-4, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on April 22, 1994, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19th day of April, 1994.


Municipal Clerk

(S E A L)