

City of St. Charles, Illinois

Ordinance No. 2008-Z-3

**Ordinance Amending Title 17 of the St. Charles
Municipal Code Entitled "Zoning" to Permit Banks as a
Special Use in the CBD-2 Mixed Use Business Zoning
District**

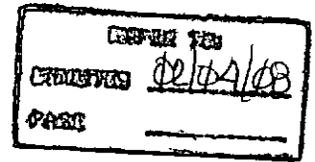
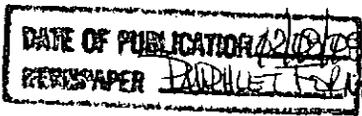
**Adopted by the
City Council
of the
City of St. Charles
February 4, 2008**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, February 8, 2008**

Nancy Garrison

City Clerk





ORDINANCE NO. 2008-Z-3

AN ORDINANCE AMENDING TITLE 17 OF THE ST.CHARLES MUNICIPAL CODE ENTITLED "ZONING" TO PERMIT BANKS AS A SPECIAL USE IN THE CBD-2 MIXED USE BUSINESS ZONING DISTRICT

WHEREAS, on or about July 20, 2007, St. Charles Bank and Trust Company ("the Applicant") filed a petition to amend the Zoning Ordinance of the City of St. Charles to permit banks as a special use in the CBD-2 Mixed Use Business Zoning District; and,

WHEREAS, Notices of Public Hearing on said petition were published on or about September 28 2007, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing on or about October 16, 2007, on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition(s) and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of the petition on or about November 20, 2007; and,

WHEREAS, the City Planning and Development Committee recommended approval of the petition(s) on or about December 10, 2007; 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:

SECTION ONE: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION TWO: That Chapter 17.14, Table 17.14-1 entitled "Permitted and Special Uses", of the St. Charles City Code is hereby amended by adding thereto the

RETAIL AND SERVICE USES	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	SPECIFIC USE STANDARDS
					CBD-1	CBD-2		
Bank	P	P	P	P			S	Section 17.20.030

SECTION THREE: That Section 17.20.030 entitled “Standards for Specific Uses” in Chapter 17.20 entitled “Use Standards” is hereby amended by adding a Section “E. Banks in CBD-2 District”, which shall read as follows:

“Banks in CBD-2 Districts shall be subject to the following standards:

1. Banks shall only be located on lots with a minimum lot area of twenty thousand square feet (20,000 sq. ft.).
2. Banks shall only be located on lots that have frontage along Route 31, Route 64 and Route 25.
3. No more than one-third of the perimeter of the lot shall be adjoining or across the street from a residential zoning district.
4. For corner lots, access to the lot shall be provided from side streets rather than Route 25, Route 64 or Route 31.
5. For drive through banks, no more than two (2) drive through lanes shall be allowed.”

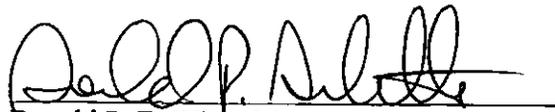
SECTION FOUR: That Section 17.20.030 entitled “Standards for Specific Uses” in Chapter 17.20 entitled “Use Standards” is hereby amended by renumbering Sections E. through T. as Section F. through U.

SECTION FIVE: That after the adoption and approval hereof this Ordinance shall be (i) printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

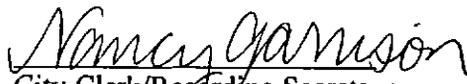
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of February, 2008.

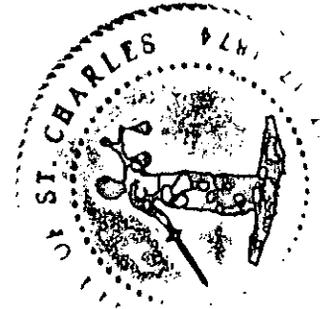
PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of February, 2008.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of February, 2008.


Donald P. DeWitte, Mayor

Attest:


City Clerk/Recording Secretary



VOICE VOTE:

AYES: 8

NAYS: 2

ABSENT: 0

ABSTAIN: 0

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

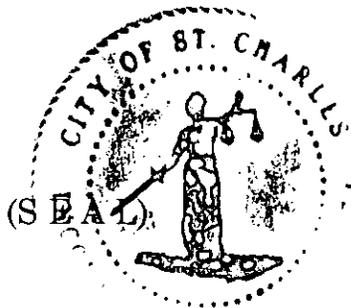
I further certify that on February 4, 2008, the Corporate Authorities of such municipality passed and approved Ordinance No. 2008-Z-3 , entitled

"Ordinance Amending Title 17 of the St. Charles
Municipal Code Entitled "Zoning" to Permit Banks as
a Special Use in the CBD-2 Mixed Use Business
Zoning District,"

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

The pamphlet form of Ordinance No. 2008-Z-3 , including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on February 8, 2008, 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 4th day of February 2008.



Nancy Garrison
Municipal Clerk