

**City of St. Charles, Illinois**

**Ordinance No. 2011-Z-2**

**Ordinance Amending Title 17 of the St. Charles  
Municipal Code entitled "Zoning," Chapter 17.12  
entitled "Residential Districts," Table 17.12-2 entitled  
"Residential District Bulk Requirements" (Exterior Side  
Yard Setbacks)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
March 21, 2011**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, March 25, 2011**

*Nancy Garrison*  
\_\_\_\_\_  
City Clerk



DATE OF PUBLICATION 03/21/11  
CITY OF ST. CHARLES, ILLINOIS

RECEIVED 03/21/11  
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**City of St. Charles, IL**  
**Ordinance No. 2011-Z- 2**

**An Ordinance Amending Title 17 of the St. Charles Municipal Code  
entitled "Zoning", Chapter 17.12 entitled "Residential Districts", Table 17.12-2  
entitled "Residential District Bulk Requirements"  
(Exterior Side Yard setbacks)**

WHEREAS, on or about January 19, 2011, The City of St. Charles ("the Applicant") filed a petition to amend the Zoning Ordinance of the City of St. Charles regarding exterior side yard setback requirements in residential zoning districts; and,

WHEREAS, Notice of Public Hearing on said petition was published on or about January 21, 2011, 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 February 8, 2011, 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 and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of the petition on or about February 22, 2011; and,

WHEREAS, the City Planning and Development Committee recommended approval of the petition on or about March 14, 2011; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning and Development Committee 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. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.
2. That Title 17, "Zoning," Chapter 17.12 "Residential Districts", Table 17.12-2 "Residential District Bulk Requirements", the row entitled "Exterior Side Yard" is hereby amended as shown in Exhibit "A" attached hereto.

3. 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 21st day of March.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of March.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of March.



Attest:

Nancy Garrison  
City Clerk/Recording Secretary

Donald P. DeWitte  
Donald P. DeWitte, Mayor

COUNCIL VOTE:

Ayes: 10

Nays: 0

Absent:

Abstain:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_

**EXHIBIT "A"**

<b>TABLE 17.12-2 RESIDENTIAL DISTRICT BULK REQUIREMENTS</b>						
<b>ft = feet                      sf = square feet                      du = dwelling unit</b>	<b>ZONING DISTRICT</b>					
	<b>RE-1</b>	<b>RE-2</b>	<b>RS-1</b>	<b>RS-2</b>	<b>RS-3</b>	<b>RS-4</b>
Exterior Side Yard <sup>2</sup>	40 ft	40 ft	40 ft	30 ft	25 ft	15 ft

<b>TABLE 17.12-2 RESIDENTIAL DISTRICT BULK REQUIREMENTS</b>				
<b>ft = feet                      sf = square feet                      du = dwelling unit</b>	<b>ZONING DISTRICT</b>			
	<b>RT-1</b>	<b>RT-2</b>	<b>RT-3</b>	<b>RT-4</b>
Exterior Side Yard <sup>6</sup>	25 ft	20 ft	15 ft	15 ft

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 March 21, 2011, the Corporate Authorities of such municipality passed and approved Ordinance No. 2011-Z-2, entitled

"Ordinance Amending Title 17 of the St. Charles  
Municipal Code entitled "Zoning," Chapter 17.12  
entitled "Residential Districts," Table 17.12-2 entitled  
"Residential District Bulk Requirements" (Exterior  
Side Yard Setbacks),"

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

The pamphlet form of Ordinance No. 2011-Z-2, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 25, 2011, 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 21st day of March 2011.

(S E A L)



*Nancy Garrison*  
Municipal Clerk