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11.

ORDINANCE 1968-31

ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF ST. CHARLES, ILLINOIS

WHEREAS, a Resolution was duly passed by the Plan Commission of the City of St. Charles for the proposed amendment to Section VIII, Subsection E, B-4 Special Service District and referred to the City Council, which thereupon filed a resolution asking that public hearings be had upon such proposed amendment by the Zoning Board of Appeals; and,

WHEREAS, the Plan Commission and the Zoning Board of Appeals held hearings on the said Resolution, all in accordance with the Statutes and Ordinances in such cases made and provided; and,

WHEREAS, the Plan Commission and the Zoning Board of Appeals recommend that Section VIII, Subsection E, B-4 Special Service District shall be amended.

WHEREAS, it is in the best interest of the City of St. Charles, Illinois, that Zoning Ordinance No. 1960-16 adopted on May 23, 1960, as amended from time to time be further amended as hereinafter set forth:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, that the Zoning Ordinance adopted on the 23rd day of May, 1960, and known as Ordinance No. 1960-16 and all the amendments thereto be hereby amended and particularly as to Section VIII, Subsection E, B-4 Special Service District, to read as follows:

E. B-4 SPECIAL SERVICE DISTRICT

1. General Conditions

This zoning district is intended for uses which derive the major portion of their business from high volume highway traffic and where the customer normally enters and leaves the business premises in an automotive vehicle and remains on the property for a relatively short period of time.

2. Permitted Uses

- a. Uses permitted in the B-3 district
- b. Automobile service stations.
- c. Drive-in restaurants
- d. Drive-in ice cream shops

3. Special Uses

- a. Automobile laundries

4. Floor Area Ratio

Not to exceed 0.15

5. Yards

a. Front yard

There shall be provided a front yard of not less than 60 feet in depth.

b. Sideyards

Sideyards shall be provided not less than 30 feet in depth except that a sideyard adjoining a street shall be not less than 60 feet in depth.

c. Rear yard

There shall be provided a rear yard of not less than 30 feet in depth.

6. Signs

Non-flashing but illuminated business signs with no moving parts, awnings, and marquees are permitted subject to regulations set forth elsewhere in the ordinances in the City of St. Charles and the following:

- a. The illumination of any exterior sign shall be only during business hours. Where a sign is illuminated by light reflected upon it, direct rays of light shall not beam upon any part of any existing residential buildings, nor into a Residence District, nor into a street. A sign in direct line of vision of a traffic signal shall not be in red, green, or amber illumination.
- b. The gross surface area in square feet of all signs on a lot or building shall not exceed three times the number of lineal feet of the building frontage; and each side of a building which abuts upon a street shall be considered as a separate frontage; and the gross area of all signs located on a side of a lot or building abutting a street shall not exceed the number of lineal feet of such building frontage.

The gross surface area in square feet of all business signs on an open sales lot whereon no building exists, shall not exceed one third times the number of lineal feet of the lot frontage, and each lot frontage adjoining a street shall be considered a separate frontage.

- c. Signs shall not project into nor overhang the public way.
- d. Any sign located within ten feet of the paved surface of a street or within ten feet of a sidewalk, driveway or parking area, or within fifty feet of the intersection of two or more streets shall have the lowest elevation at least twelve feet above curb level. All other signs not limited by the conditions of the foregoing sentence shall have the lowest elevation at least eight feet above ground level.

- e. A sign affixed to a building shall not project higher than ten feet above the building height. No more than two ground signs shall be permitted on the site. A ground sign shall not exceed 30 feet in height above curb level.

7. Off-Street Loading

Loading berths shall be provided in accordance with provisions set forth in Section X of this ordinance.

8. Off-Street Parking

Parking spaces shall be provided in accordance with the provisions set forth in Section X of this ordinance.

This Ordinance shall invalidate and succeed the present Subsection E, B-4 Special Service Business District in such Section.

Presented to the City Council of the City of St. Charles, Illinois, this third day of September, A. D. 1968.

Passed by the City Council of the City of St. Charles, Illinois, this third day of September, A. D. 1968.

Approved by me as Mayor of the City of St. Charles, Illinois, this 3rd day of September, A. D. 1968.

George Neumark
MAYOR

ATTEST:

James B. Griffin
City Clerk