

(80)

REFER TO:
MINUTES 5-17-76
PAGE _____

WHEREAS, a Petition has been filed to amend the St. Charles Zoning Ordinance at Section VIII, entitled "Business Districts," Part C., "B-2 Community Business District," subparagraph 1., "General Conditions," a., and subparagraph 3, entitled "Special Uses;" and

WHEREAS, the necessary hearings have been held pursuant to law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS:

1. That Section VIII, "Business District," part C., "B-2 Community Business District," subparagraph 1., "General Conditions," a., be amended to read as follows:

"a. Dwelling units or lodging rooms other than those in a hotel are not permitted except as follows:

One dwelling unit may be provided and used as a single-family dwelling (on the second story above ground level) of any building existing on January 1, 1964, and which was originally designed and built as a single family dwelling, subject to the conditions that (1) yards shall be provided in accordance with the requirements for R-4 General Residence District and (2) off-street parking shall be provided to satisfy the requirements of Section X for both the Business and Residence uses.

b. Dwelling units may be provided above the first floor in accordance with the provisions of Section VIII, C., 3. "Special Uses," m."

2. That Section VIII, "Business Districts," at Part C., "B-2 Community Business District," be further amended at subparagraph 3., "Special Uses" to add the following special uses:

"m. Dwelling units and lodging rooms above the first floor subject to the following conditions:

1. Minimum floor area:

a. For one-bedroom or efficiency units, at least 350 square feet per dwelling unit;

b. For units with two or more bedrooms, at least 650 square feet per dwelling unit.

2. Minimum lot area:
 - a. For one-bedroom or efficiency units, at least 2,000 square feet of lot area per dwelling unit.
 - b. For units with two or more bedrooms, at least 1,000 square feet of lot area per dwelling unit.
3. All apartments permitted under this section shall be required to have areas for garbage storage and such storage areas shall not be located on the street.
4. There shall be a minimum of one off-street parking space for each dwelling unit or lodging room and such space shall be located either on the same lot as the dwelling unit or lodging room or within 300 feet of the dwelling unit. If off-street parking is provided on a separate lot, the City shall be provided with a copy of a lease or other legal document as evidence that a parking space is provided for the use of the dwelling unit or lodging room."

PRESENTED to the City Council of the City of St. Charles,
Illinois, this 17 day of May, 1976.

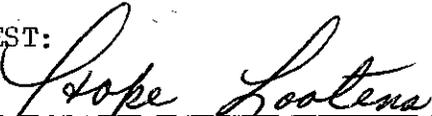
PASSED by the City Council of the City of St. Charles,
Illinois, this 17 day of May, 1976.

APPROVED by the Mayor of the City of St. Charles, Illinois,
this 17 day of May, 1976.



MAYOR

ATTEST:



CITY CLERK

Council Vote: Unanimous