

CITY OF ST. CHARLES

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ORDINANCE NO. 1986-Z-4

AN ORDINANCE AMENDING TITLE 17, "ZONING,"  
OF THE ST. CHARLES MUNICIPAL CODE REGARDING  
GREENHOUSES, OPEN SALES LOTS, & OUTDOOR SALES AREAS

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ST. CHARLES  
THIS 21st DAY OF APRIL, 1986

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PUBLISHED IN PAMPHLET FORM BY  
AUTHORITY OF THE CITY COUNCIL  
OF THE CITY OF ST. CHARLES,  
KANE AND DU PAGE COUNTIES,  
ILLINOIS, THIS 25th DAY OF  
APRIL, 1986

  
CITY CLERK

ORDINANCE NO. 1986-Z-4

AN ORDINANCE AMENDING TITLE 17, "ZONING",  
OF THE ST. CHARLES MUNICIPAL CODE REGARDING  
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DATE OF PUBLICATION 4/25/86  
NEWSPAPER Pamphlet form

REFER TO:  
MINUTES 4-21-86  
PAGE 2226

WHEREAS, a Petition has been filed for amending Title 17, "Zoning", of the St. Charles Municipal Code regarding greenhouses, open sales lots, and outdoor sales areas: 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, Chapter 17.04, "Rules and Definitions", be and is hereby amended by adding thereto the following:

17.04.237 Greenhouse  
"Greenhouse" means a building or structure used for growing plants and/or displaying and selling horticultural and related products, not including the conduct of a landscape contracting business on the premises.

17.04.392 Outdoor sales area  
"Outdoor sales area" means that part of a lot used for outdoor sales, storage, or display of goods in conjunction with or accessory to the principal use.

2. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.04, "Rules and Definitions", Section 17.04.090, "Open sales lot", be and is hereby amended by deleting said Section and substituting the following therefor:

17.04.090 Open sales lot  
"Open sales lot" means any land used or occupied for the conduct of any non-accessory business, sales, service,

storage, or display of goods conducted outside completely enclosed buildings.

3. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.20, "Business Districts - General Requirements", Section 17.20.010, "Requirements Generally", paragraph A, be and is hereby amended by deleting said paragraph and substituting the following therefor:

- A. All business, sales, service, storage, and display of goods shall be conducted within completely enclosed buildings, except that the following activities and uses are exempt from this requirement:
  - 1. Off-street parking and loading to the extent permitted under the provisions of this Title 17. This exemption does not include storage or display of vehicles for sale.
  - 2. Outdoor business, sales, services and display of goods as part of an automobile service station, drive-in restaurant, drive-in ice cream shop, automobile laundry, dog kennel, outdoor amusement establishment, or fairgrounds use. Such outdoor business, sales, service, and display of goods may be limited or prohibited by the ordinance granting or amending the Special Use required for each such use.
  - 3. Sales, storage and display of goods within an outdoor sales area for which a Special Use has been granted under the provisions of this Title 17.
  - 4. Business, sales, service, storage, and display of goods within an open sales lot, for which a Special Use has been granted under the provisions of this Title 17.
  - 5. The growing of living plant materials in the open.

4. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.24, "B-2 Community Business District", Section

17.24.010, "Dwelling Units", paragraph A, be and is hereby amended by deleting said paragraph and substituting the following therefor:

- A. Dwelling units and lodging rooms are not permitted except as follows:
  - 1. Dwelling units and lodging rooms are permitted in hotels.
  - 2. Dwelling units and lodging rooms are permitted as an accessory use to greenhouses, provided that there shall be not more than two (2) dwellings units per lot.
  - 3. One (1) 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:
    - a. Yards shall be provided in accordance with the requirements for R-4 General Residence District; and
    - b. Off-street parking shall be provided to satisfy the requirements of Chapter 17.38 for both the business and residence use.

5. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.24, "B-2 Community Business District", Section 17.24.020, "Permitted Uses", paragraph 18, be and is hereby amended by deleting said paragraph and substituting the following therefor:

- 18. Flower shops

6. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.24, "B-2 Community Business District", Section 17.24.020, "Permitted Uses", be and is hereby amended by adding

thereto the following, and renumbering paragraph 23 through 64 as paragraphs 24 through 65:

23. Greenhouses

7. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.24, "B-2 Community Business District", Section 17.24.030, "Special Uses", be and is hereby amended by adding thereto the following:

S. Outdoor sales areas

8. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.25, "B-2-C Central Business District", Section 17.25.030, "Permitted Uses", paragraph 37, be and is hereby amended by deleting said paragraph and substituting the following therefor:

37. Flower shops

9. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.25, "B-2-C Central Business District", Section 17.25.040, "Special Uses", be and is hereby amended by adding thereto the following and renumbering paragraphs 6 through 13 as paragraphs 7 through 14:

6. Outdoor sales areas

10. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.28, "B-3 Service Business District", Section 17.28.020, "Permitted Uses", paragraph 21, be and is hereby amended by deleting said paragraph, by adding thereto the

following in alphabetical order, and by renumbering said Section 17.28.020 accordingly:

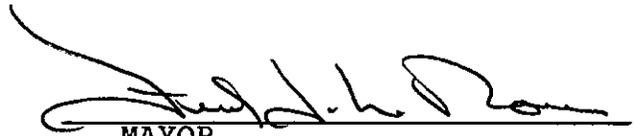
Landscape contractors  
Nurseries

11. That after the adoption and approval hereof the Ordinance shall (i) be 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 April, 1986.

**PASSED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 21st day of April, 1986.

**APPROVED** by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 21st day of April, 1986.

  
MAYOR

ATTEST:  
  
CITY CLERK

COUNCIL VOTE:  
Ayes: 10  
Nays: 0  
Absent: 0

STATE OF ILLINOIS )  
 ) SS.  
COUNTIES OF KANE AND DU PAGE )

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 21, 1986 the Corporate Authorities of such municipality passed and approved Ordinance No. 1986-Z-4, entitled AN ORDINANCE AMENDING

TITLE 17, "ZONING", OF THE ST. CHARLES MUNICIPAL CODE REGARDING  
GREENHOUSES, OPEN SALES LOTS, AND OUTDOOR SALES AREAS

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

The pamphlet form of Ordinance No. 1986-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 25, 1986, 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 22<sup>nd</sup> day of

April, 1986.

Jean M. Connors  
Municipal Clerk

(S E A L)