

City of St. Charles, Illinois

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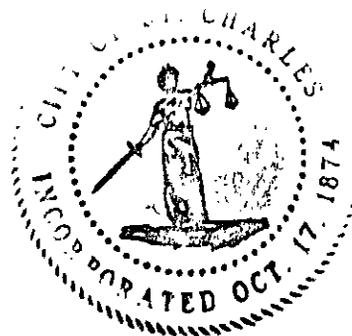
Ordinance No. 2016-Z-19

Motion to approve an Ordinance Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning", Ch. 17.14 "Business and Mixed Use Districts", Section 17.14.030 "Bulk Regulations" (Remove Drive-Through Facility Lot Size Requirement in the BL Local Business District)

**Adopted by the
City Council
of the
City of St. Charles
September 19, 2016**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, September 26, 2016**

Nancy Garrison
City Clerk



(SEAL)

City of St. Charles, IL
Ordinance No. 2016-Z-19

**An Ordinance Amending Title 17 of the St. Charles Municipal Code
Entitled “Zoning”, Ch. 17.14 “Business and Mixed Use Districts”, Section
17.14.030 “Bulk Regulations”
(Remove Drive-Through Facility Lot Size Requirement in the BL Local
Business District)**

WHEREAS, on or about June 28, 2016, David and Julie Anna Lundeen (“the Applicant”) filed an Application to amend Title 17 of the St. Charles Municipal Code, the Zoning Ordinance of the City of St. Charles, to remove the one (1) acre minimum lot area requirement for Drive-Through Facilities in the BL Local Business zoning district; and,

WHEREAS, Notice of Public Hearing on said Application was published on or about July 29, 2016, in a newspaper having general circulation within the City, to-wit, the Daily Herald 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 August 16, 2016 on said Application 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 Application and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of the Application on or about August 16, 2016; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the Application on or about September 12, 2016; 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. Chapter 17.14 “Business and Mixed Use Districts”, Section 17.14.030 “Bulk Regulations” is hereby amended by removing the one (1) acre minimum lot area requirement for Drive-Through Facilities in the BL Local Business zoning district, as follows:

	BL
Minimum Lot Area	Dwelling, Upper Level: 3,000 sf/du Drive thru facilities ; Minor Motor Vehicle Service & Repair: 1 acre Other Uses: No minimum lot area

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 19th day of September, 2016.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of September, 2016.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of September, 2016.


Raymond P. Rogina, Mayor

Attest:


Nancy Garrison
City Clerk/Recording Secretary

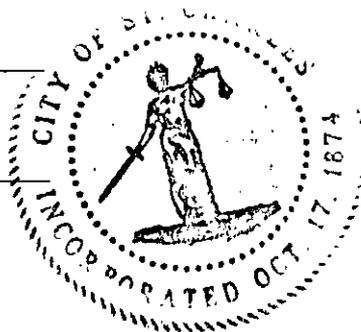
COUNCIL VOTE:

Ayes: 6
Nays: 4
Absent: 0
Abstain: 0

APPROVED AS TO FORM:

City Attorney

DATE: _____



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 September 19, 2016, the Corporate Authorities of such municipality passed and approved Ordinance No. 2016-Z-19, entitled

"Motion to approve an Ordinance Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning", Ch. 17.14 "Business and Mixed Use Districts", Section 17.14.030 "Bulk Regulations" (Remove Drive-Through Facility Lot Size Requirement in the BL Local Business District)"

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

The pamphlet form of Ordinance No. 2016-Z-19, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on September 26, 2016, 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 19th day of September, 2016.

(SEAL)



Nancy Garrison
Municipal Clerk