

City of St. Charles, Illinois

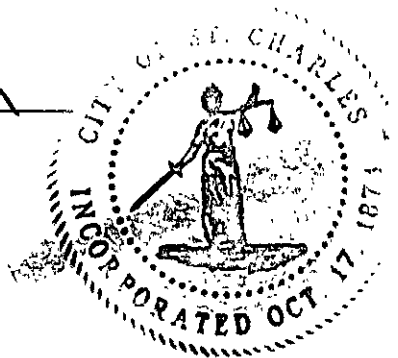
Ordinance No. 2016-Z-26

**An Ordinance Amending Title 17 of the St. Charles
Municipal Code Entitled "Zoning", Ch. 17.12
"Residential Districts", Section 17.12.030 "Bulk
Regulations"
(RT-4 District/BT Overlay lot area requirement for two-
family dwellings)**

**Adopted by the
City Council
of the
City of St. Charles
November 21, 2016**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, November 28, 2016**

Nancy Gamson
City Clerk



(SEAL)

REPORT TO:
Minibus
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City of St. Charles, IL
Ordinance No. 2016-Z- 26

**An Ordinance Amending Title 17 of the St. Charles Municipal Code
Entitled “Zoning”, Ch. 17.12 “Residential Districts”, Section 17.12.030 “Bulk
Regulations”
(RT-4 District/BT Overlay lot area requirement for two-family dwellings)**

WHEREAS, on or about October 10, 2016, Joseph Wencowski and Patricia Brown (“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 reduce the minimum lot area requirement for two-family dwellings on properties located in both the RT-4 District and BT Overlay from 3,750 sf per unit to 5,000 sf total; and,

WHEREAS, Notice of Public Hearing on said Application was published on or about October 14, 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 November 1, 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 November 1, 2016; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the Application on or about November 14, 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 17.12 “Residential Districts”, Section 17.12.030 “Bulk Regulations” is hereby amended by changing the minimum lot area requirement for a two-family dwelling in the RT-4 District and the BT Overlay to 5,000 sf, as follows:

	RT-4
Minimum Lot Area	Single-Family Detached: 5,000 sf Two-Family: 3,750 sf per du <u>Two-Family in BT Overlay: 5,000 sf</u> All Other Uses: 10,000 sf

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 November, 2016.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of November, 2016.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of November, 2016.



 Raymond P. Rogina, Mayor

Attest:



 Nancy Garrison
 City Clerk/Recording Secretary

COUNCIL VOTE:

Ayes: 9
 Nays: 0
 Absent: 1
 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 November 21, 2016, the Corporate Authorities of such municipality passed and approved Ordinance No. 2016-Z-26, entitled

"An Ordinance Amending Title 17 of the St. Charles
Municipal Code Entitled "Zoning", Ch. 17.12
"Residential Districts", Section 17.12.030 "Bulk
Regulations"
(RT-4 District/BT Overlay lot area requirement for
two-family dwellings)"

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

The pamphlet form of Ordinance No. 2016-Z-26, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on November 28, 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 21st day of November, 2016.


Municipal Clerk

(SEAL)

