

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

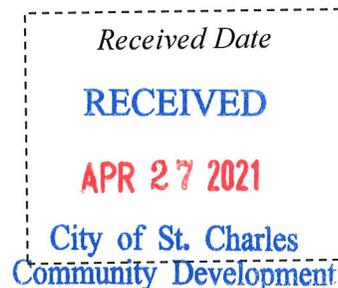


COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

GENERAL AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>GA-microbreweries</u>
Project Number:	<u>2021 -PR- 013</u>
Cityview Project Number:	<u>PLGA202100018</u>



Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17), complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

Applicant:	Name	City of St. Charles	Phone	(630)377-4443
	Address	2 E Main St. St. Charles, IL 60174	Fax	
			Email	ejohnson@stcharlesil.gov

Attachment Checklist

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**
Deposit of funds in escrow with the City. (For a General Amendment application only: \$1,000 deposit.)
- FINDINGS:** Fill out the attached form or submit responses on a separate sheet.

□ **WORDING OF THE REQUESTED TEXT AMENDMENT**

What is the amendment regarding?

Add provisions to the Zoning Ordinance regarding and related to microbrewery establishments.

What sections are proposed for amendment?

Chapters(s): Ch. 17.14, 17.16, 17.20, 17.24, 17.30

Section(s): 17.14.020, 17.16.020, 17.20.030, 17.20.050, 17.24.140, 17.30.020

The wording of the proposed amendment: Insert below or attached wording on a separate page.

See attached.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Ellen A. Johnson
Applicant

4/27/2021
Date

Findings of Fact

1. The Consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment promotes the following goals/objectives:

Commercial & Office Areas –

Goal 1: “Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City’s residents and, in some areas, a larger regional market.”

Objective 1: “Maintain a range of retail and service activities throughout the City.”

Goal 2: “Enhance the economic viability, productivity, appearance and function of the City’s commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.”

Objective 1: “Promote a healthy and mutually reinforcing mix of commercial, retail, and service uses along key corridors within the City.”

Goal 3 “Revitalize Downtown St. Charles as the symbolic “heart” of the community and enhance its role as the City’s primary mixed-use pedestrian environment.”

Objective 1: “Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant and residential.”

Industrial Areas-

Goal: “Continue to support a diversified light industrial/business park/commercial service economic base that provides employment opportunities within the community.”

Objective 3: “Promote and encourage the improvement and rehabilitation of older industrial buildings and areas which are, or are becoming, functionally obsolete or undesirable...”

2. The Consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendment supports the following purpose statements contained in Section 17.02.020:

A. Promoting the public health, safety, comfort, convenience and general welfare.

D. Maintaining business and industrial areas that are attractive and economically viable.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

Microbrewery is not currently listed in the Zoning Ordinance as a use category. The amendment clarifies zoning provisions for Microbreweries which will be more workable than Staff’s current zoning interpretations regarding microbrewery uses.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The proposed amendment will allow additional opportunities for Microbreweries to serve the needs and requests of the public by allowing such businesses to provide opportunities for outdoor gathering and consumption. Restrictions on amplified music hours are intended to limit nuisances for neighboring residents.

5. The extent to which the proposed amendment creates nonconformities.

The proposed amendment will not create nonconformities. Existing Microbreweries comply with the proposed provisions. Parking for one existing Microbrewery is currently nonconforming; the proposed amendment does not create a new parking nonconformity. Existing Microbreweries will be subject to the use standards regarding Outdoor Dining and Outdoor Entertainment.

6. The implications of the proposed amendment on all similarly zoned property in the City.

The proposed amendment will apply to all applicable commercial and manufacturing districts.