



General Amendment – Cultural Facilities

Applicant:	Andrew Koczwarra
Purpose:	Add “Cultural Facilities” as a permitted Special Use in the BL Local Business District
Application:	General Amendment
Public Hearing:	Yes
Summary of Proposal:	<p>Proposal is to add “Cultural Facilities” as a permitted Special Use in the BL zoning district.</p> <p>A Special Use for a motorcycle museum has been filed in conjunction with this application.</p>
Info / Procedure on Application:	<ul style="list-style-type: none"> • See Sec. 17.04.320 regarding General (Text) Amendments. A General Amendment (or Text Amendment) is an application requesting a change to the Zoning Ordinance, Title 17 of the City Code. A change may be requested to a numerical standard (such as a setback requirement) or to any other text of the Zoning Ordinance. Often, a General Amendment is proposed to change the standards that apply to a specific zoning district or a specific land use or business category. Changes to the text apply to all properties in the City that are located in the same zoning district or fall within the same category of land use or business. A General Amendment application may also involve changes to procedures or application requirements that are listed in the Zoning Ordinance. • Public hearing is required. No mailed notice to surrounding property owners. • Findings: 6 items of information to consider in making a recommendation; all items need not be in the affirmative to recommend approval.
Suggested Action:	Conduct the public hearing and close if all testimony has been taken. The item is listed for discussion and recommendation, should the Plan Commission feel that they have enough information to make a recommendation.
Staff Contact:	Rachel Hitzemann, Planner

I. BACKGROUND

A. Current Zoning Interpretation

Andrew Koczwarra has filed this application in hopes of opening a motorcycle museum at 1317 E Main St. A motorcycle museum is classified as a “Cultural Facility” under the Zoning Code. The zoning for this property is BL- Local Business District, which does not currently permit Cultural Facilities.

The property at 1317 E Main St. has been vacant for several years. Over the last 10 years the property has been for sale on and off and its most recent uses have included a doggy day care

and more recently a storage lot for McGrath Honda. Prior to the doggy daycare, the property was used for a restaurant known as the “Cork and Fork”

ANALYSIS

A. USE

“Cultural Facility” is defined in Section 17.30.020 as follows:

Facilities open to the public including, but not limited to, museums, cultural centers, and aquariums. Cultural Facility does not include Library, Place of Worship or Lodge or Private Club, as defined herein.

Currently, “Cultural Facilities” are permitted in all of the commercial zoning districts except the BL Local Business District. It is a Special Use in the CBD-2 Mixed Use Business District.

TABLE 17.14-1	BL	BC	BR	CBD-1	Downtown Overlay		CBD-2
					CBD-1	CBD-2	
Cultural Facilities		P	P	P	P	S	S

“Cultural Facilities” are also permitted in the OR, M-1, M-2, and PL Districts.

TABLE 17.16-1	OR	M-1	M-2	PL
Cultural Facilities	P	P	P	P

B. PROPOSAL

The applicant is proposing to list Cultural Facilities as a permitted Special Use in the BL Local Business District.

The purpose statement of the BL District is provided in Section 17.14.010 as follows:

The purpose of the BL Local Business District is to provide locations for small-scale service and retail uses that primarily serve the convenience needs of St. Charles neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

The BL District is predominately located along Main Street, between downtown and Tyler Rd. on the east side and between downtown and Randall Rd. on the west side. Most BL properties are adjacent to residential areas and are generally smaller in size than BC (Community Business) or BR (Regional Business) properties. Smaller scale commercial and office uses are permitted in the BL District, while uses that have the potential to generate increased activity and noise such as Theaters, Live Entertainment, and Gas Stations, are not permitted. The attached map shows the location of BL property. Table 17.14-1 Permitted and Special Uses in the commercial zoning districts is also attached.

The applicant has requested Cultural Facilities be permitted as a Special Use in the BL District. Staff proposes the following changes to Table 17.14-1 to accommodate the applicant’s request (in ***bold italics***):

TABLE 17.14-1	BL	BC	BR	CBD-1	Downtown Overlay		CBD-2
					CBD-1	CBD-2	
Cultural Facilities	<i>S</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>S</i>	<i>S</i>

C. COMPREHENSIVE PLAN

The Comprehensive Plan designates the land use of most areas in the BL District as “Neighborhood Commercial”. The plan describes the Neighborhood Commercial land use as follows (p.39):

Areas designated as neighborhood commercial are intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses.

The Commercial Area Policies include the following (p.48):

Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community.
A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

IV. **SUGGESTED ACTION**

Conduct the public hearing and close if all the testimony has been taken.

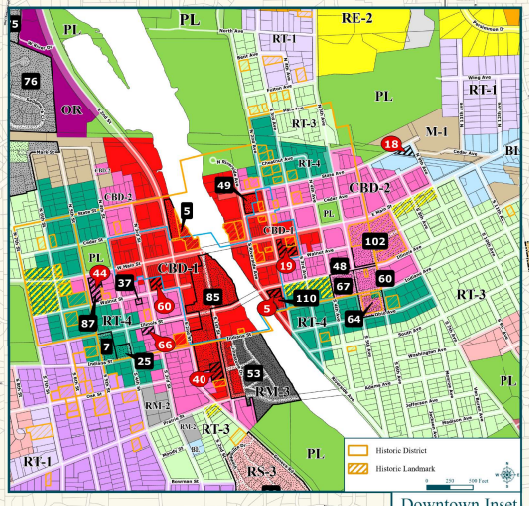
Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.

V. **ATTACHMENTS**

- Zoning Map
- Table 17.14-1
- Application, received 1/22/24



- Zoning Classifications**
- Residential Districts**
- RE-1 - Single-Family Estate (+54,450 s.f.)
 - RE-2 - Single-Family Estate (+25,000 s.f.)
 - RS-1 - Low Density Suburban Single-Family (+18,000 s.f.)
 - RS-2 - Suburban Single-Family (+11,000 s.f.)
 - RS-3 - Suburban Single-Family (+8,400 s.f.)
 - RS-4 - Suburban Single-Family (+6,000 s.f.)
 - RT-1 - Traditional Single-Family (+8,400 s.f.)
 - RT-2 - Traditional Single-Family (+6,600 s.f.)
 - RT-3 - Traditional Single-Family (+5,000 s.f.)
 - RT-4 - Traditional Single and Two-Family (+5,000 s.f.)
 - RM-1 - Mixed Medium Density
 - RM-2 - Medium Density Multi-Family
 - RM-3 - General
- Business and Mixed Use Districts**
- BL - Local Business
 - BC - Community Business
 - BR - Regional Business
 - CBD-1 - Central Business
 - CHD-2 - Mixed Use Business
- Office/Research, Manufacturing and Public Land Districts**
- OR - Office/Research
 - M-1 - Special Manufacturing
 - M-2 - Limited Manufacturing
 - PL - Public Land
- Overlay Districts**
- Downtown Overlay
 - BT- Transitional Business Overlay
- Special Use**
(number referenced in Special Use ordinance table)
- Planned Unit Development**
(number referenced in PUD ordinance table)
- Corporate Limits** **Parcels**

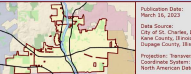


Planned Unit Development Ordinance Table

Map # Name	Ordinance	Map # Name	Ordinance	Map # Name	Ordinance		
1 - Farmers Commerce Center	1987-2-1, 1987-2-2, 1987-2-3, 1987-2-4, 1987-2-5, 1987-2-6, 1987-2-7, 1987-2-8, 1987-2-9, 1987-2-10, 1987-2-11, 1987-2-12, 1987-2-13, 1987-2-14, 1987-2-15, 1987-2-16, 1987-2-17, 1987-2-18, 1987-2-19, 1987-2-20, 1987-2-21, 1987-2-22, 1987-2-23, 1987-2-24, 1987-2-25, 1987-2-26, 1987-2-27, 1987-2-28, 1987-2-29, 1987-2-30, 1987-2-31, 1987-2-32, 1987-2-33, 1987-2-34, 1987-2-35, 1987-2-36, 1987-2-37, 1987-2-38, 1987-2-39, 1987-2-40, 1987-2-41, 1987-2-42, 1987-2-43, 1987-2-44, 1987-2-45, 1987-2-46, 1987-2-47, 1987-2-48, 1987-2-49, 1987-2-50, 1987-2-51, 1987-2-52, 1987-2-53, 1987-2-54, 1987-2-55, 1987-2-56, 1987-2-57, 1987-2-58, 1987-2-59, 1987-2-60, 1987-2-61, 1987-2-62, 1987-2-63, 1987-2-64, 1987-2-65, 1987-2-66, 1987-2-67, 1987-2-68, 1987-2-69, 1987-2-70, 1987-2-71, 1987-2-72, 1987-2-73, 1987-2-74, 1987-2-75, 1987-2-76, 1987-2-77, 1987-2-78, 1987-2-79, 1987-2-80, 1987-2-81, 1987-2-82, 1987-2-83, 1987-2-84, 1987-2-85, 1987-2-86, 1987-2-87, 1987-2-88, 1987-2-89, 1987-2-90, 1987-2-91, 1987-2-92, 1987-2-93, 1987-2-94, 1987-2-95, 1987-2-96, 1987-2-97, 1987-2-98, 1987-2-99, 1987-2-100	21 - Farmers Commerce Center	1987-2-1, 1987-2-2, 1987-2-3, 1987-2-4, 1987-2-5, 1987-2-6, 1987-2-7, 1987-2-8, 1987-2-9, 1987-2-10, 1987-2-11, 1987-2-12, 1987-2-13, 1987-2-14, 1987-2-15, 1987-2-16, 1987-2-17, 1987-2-18, 1987-2-19, 1987-2-20, 1987-2-21, 1987-2-22, 1987-2-23, 1987-2-24, 1987-2-25, 1987-2-26, 1987-2-27, 1987-2-28, 1987-2-29, 1987-2-30, 1987-2-31, 1987-2-32, 1987-2-33, 1987-2-34, 1987-2-35, 1987-2-36, 1987-2-37, 1987-2-38, 1987-2-39, 1987-2-40, 1987-2-41, 1987-2-42, 1987-2-43, 1987-2-44, 1987-2-45, 1987-2-46, 1987-2-47, 1987-2-48, 1987-2-49, 1987-2-50, 1987-2-51, 1987-2-52, 1987-2-53, 1987-2-54, 1987-2-55, 1987-2-56, 1987-2-57, 1987-2-58, 1987-2-59, 1987-2-60, 1987-2-61, 1987-2-62, 1987-2-63, 1987-2-64, 1987-2-65, 1987-2-66, 1987-2-67, 1987-2-68, 1987-2-69, 1987-2-70, 1987-2-71, 1987-2-72, 1987-2-73, 1987-2-74, 1987-2-75, 1987-2-76, 1987-2-77, 1987-2-78, 1987-2-79, 1987-2-80, 1987-2-81, 1987-2-82, 1987-2-83, 1987-2-84, 1987-2-85, 1987-2-86, 1987-2-87, 1987-2-88, 1987-2-89, 1987-2-90, 1987-2-91, 1987-2-92, 1987-2-93, 1987-2-94, 1987-2-95, 1987-2-96, 1987-2-97, 1987-2-98, 1987-2-99, 1987-2-100	31 - Farmers Commerce Center	1987-2-1, 1987-2-2, 1987-2-3, 1987-2-4, 1987-2-5, 1987-2-6, 1987-2-7, 1987-2-8, 1987-2-9, 1987-2-10, 1987-2-11, 1987-2-12, 1987-2-13, 1987-2-14, 1987-2-15, 1987-2-16, 1987-2-17, 1987-2-18, 1987-2-19, 1987-2-20, 1987-2-21, 1987-2-22, 1987-2-23, 1987-2-24, 1987-2-25, 1987-2-26, 1987-2-27, 1987-2-28, 1987-2-29, 1987-2-30, 1987-2-31, 1987-2-32, 1987-2-33, 1987-2-34, 1987-2-35, 1987-2-36, 1987-2-37, 1987-2-38, 1987-2-39, 1987-2-40, 1987-2-41, 1987-2-42, 1987-2-43, 1987-2-44, 1987-2-45, 1987-2-46, 1987-2-47, 1987-2-48, 1987-2-49, 1987-2-50, 1987-2-51, 1987-2-52, 1987-2-53, 1987-2-54, 1987-2-55, 1987-2-56, 1987-2-57, 1987-2-58, 1987-2-59, 1987-2-60, 1987-2-61, 1987-2-62, 1987-2-63, 1987-2-64, 1987-2-65, 1987-2-66, 1987-2-67, 1987-2-68, 1987-2-69, 1987-2-70, 1987-2-71, 1987-2-72, 1987-2-73, 1987-2-74, 1987-2-75, 1987-2-76, 1987-2-77, 1987-2-78, 1987-2-79, 1987-2-80, 1987-2-81, 1987-2-82, 1987-2-83, 1987-2-84, 1987-2-85, 1987-2-86, 1987-2-87, 1987-2-88, 1987-2-89, 1987-2-90, 1987-2-91, 1987-2-92, 1987-2-93, 1987-2-94, 1987-2-95, 1987-2-96, 1987-2-97, 1987-2-98, 1987-2-99, 1987-2-100	41 - Farmers Commerce Center	1987-2-1, 1987-2-2, 1987-2-3, 1987-2-4, 1987-2-5, 1987-2-6, 1987-2-7, 1987-2-8, 1987-2-9, 1987-2-10, 1987-2-11, 1987-2-12, 1987-2-13, 1987-2-14, 1987-2-15, 1987-2-16, 1987-2-17, 1987-2-18, 1987-2-19, 1987-2-20, 1987-2-21, 1987-2-22, 1987-2-23, 1987-2-24, 1987-2-25, 1987-2-26, 1987-2-27, 1987-2-28, 1987-2-29, 1987-2-30, 1987-2-31, 1987-2-32, 1987-2-33, 1987-2-34, 1987-2-35, 1987-2-36, 1987-2-37, 1987-2-38, 1987-2-39, 1987-2-40, 1987-2-41, 1987-2-42, 1987-2-43, 1987-2-44, 1987-2-45, 1987-2-46, 1987-2-47, 1987-2-48, 1987-2-49, 1987-2-50, 1987-2-51, 1987-2-52, 1987-2-53, 1987-2-54, 1987-2-55, 1987-2-56, 1987-2-57, 1987-2-58, 1987-2-59, 1987-2-60, 1987-2-61, 1987-2-62, 1987-2-63, 1987-2-64, 1987-2-65, 1987-2-66, 1987-2-67, 1987-2-68, 1987-2-69, 1987-2-70, 1987-2-71, 1987-2-72, 1987-2-73, 1987-2-74, 1987-2-75, 1987-2-76, 1987-2-77, 1987-2-78, 1987-2-79, 1987-2-80, 1987-2-81, 1987-2-82, 1987-2-83, 1987-2-84, 1987-2-85, 1987-2-86, 1987-2-87, 1987-2-88, 1987-2-89, 1987-2-90, 1987-2-91, 1987-2-92, 1987-2-93, 1987-2-94, 1987-2-95, 1987-2-96, 1987-2-97, 1987-2-98, 1987-2-99, 1987-2-100

Special Use Ordinance Table

Map # Name	Ordinance	Map # Name	Ordinance
1 - Farmers Commerce Center	1987-2-1, 1987-2-2, 1987-2-3, 1987-2-4, 1987-2-5, 1987-2-6, 1987-2-7, 1987-2-8, 1987-2-9, 1987-2-10, 1987-2-11, 1987-2-12, 1987-2-13, 1987-2-14, 1987-2-15, 1987-2-16, 1987-2-17, 1987-2-18, 1987-2-19, 1987-2-20, 1987-2-21, 1987-2-22, 1987-2-23, 1987-2-24, 1987-2-25, 1987-2-26, 1987-2-27, 1987-2-28, 1987-2-29, 1987-2-30, 1987-2-31, 1987-2-32, 1987-2-33, 1987-2-34, 1987-2-35, 1987-2-36, 1987-2-37, 1987-2-38, 1987-2-39, 1987-2-40, 1987-2-41, 1987-2-42, 1987-2-43, 1987-2-44, 1987-2-45, 1987-2-46, 1987-2-47, 1987-2-48, 1987-2-49, 1987-2-50, 1987-2-51, 1987-2-52, 1987-2-53, 1987-2-54, 1987-2-55, 1987-2-56, 1987-2-57, 1987-2-58, 1987-2-59, 1987-2-60, 1987-2-61, 1987-2-62, 1987-2-63, 1987-2-64, 1987-2-65, 1987-2-66, 1987-2-67, 1987-2-68, 1987-2-69, 1987-2-70, 1987-2-71, 1987-2-72, 1987-2-73, 1987-2-74, 1987-2-75, 1987-2-76, 1987-2-77, 1987-2-78, 1987-2-79, 1987-2-80, 1987-2-81, 1987-2-82, 1987-2-83, 1987-2-84, 1987-2-85, 1987-2-86, 1987-2-87, 1987-2-88, 1987-2-89, 1987-2-90, 1987-2-91, 1987-2-92, 1987-2-93, 1987-2-94, 1987-2-95, 1987-2-96, 1987-2-97, 1987-2-98, 1987-2-99, 1987-2-100	11 - Farmers Commerce Center	1987-2-1, 1987-2-2, 1987-2-3, 1987-2-4, 1987-2-5, 1987-2-6, 1987-2-7, 1987-2-8, 1987-2-9, 1987-2-10, 1987-2-11, 1987-2-12, 1987-2-13, 1987-2-14, 1987-2-15, 1987-2-16, 1987-2-17, 1987-2-18, 1987-2-19, 1987-2-20, 1987-2-21, 1987-2-22, 1987-2-23, 1987-2-24, 1987-2-25, 1987-2-26, 1987-2-27, 1987-2-28, 1987-2-29, 1987-2-30, 1987-2-31, 1987-2-32, 1987-2-33, 1987-2-34, 1987-2-35, 1987-2-36, 1987-2-37, 1987-2-38, 1987-2-39, 1987-2-40, 1987-2-41, 1987-2-42, 1987-2-43, 1987-2-44, 1987-2-45, 1987-2-46, 1987-2-47, 1987-2-48, 1987-2-49, 1987-2-50, 1987-2-51, 1987-2-52, 1987-2-53, 1987-2-54, 1987-2-55, 1987-2-56, 1987-2-57, 1987-2-58, 1987-2-59, 1987-2-60, 1987-2-61, 1987-2-62, 1987-2-63, 1987-2-64, 1987-2-65, 1987-2-66, 1987-2-67, 1987-2-68, 1987-2-69, 1987-2-70, 1987-2-71, 1987-2-72, 1987-2-73, 1987-2-74, 1987-2-75, 1987-2-76, 1987-2-77, 1987-2-78, 1987-2-79, 1987-2-80, 1987-2-81, 1987-2-82, 1987-2-83, 1987-2-84, 1987-2-85, 1987-2-86, 1987-2-87, 1987-2-88, 1987-2-89, 1987-2-90, 1987-2-91, 1987-2-92, 1987-2-93, 1987-2-94, 1987-2-95, 1987-2-96, 1987-2-97, 1987-2-98, 1987-2-99, 1987-2-100



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This map is part of the St. Charles Zoning Ordinance as amended. The information represented on this map is for informational purposes only and may change without notice. These graphics do not constitute an offer of insurance or any other financial product. For more information, please contact the City of St. Charles and only use the City of St. Charles logo with the permission of the City of St. Charles.

BUSINESS AND MIXED USE DISTRICTS

TABLE 17.14-1 PERMITTED AND SPECIAL USES								
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
RESIDENTIAL USES								
Artist Live/Work Space				P			P	Section 17.20.030
Assisted Living Facility		S		S			P	
Dwelling, Upper Level	P			P			P	
Dwelling Unit, Auxiliary							P	Section 17.20.030
Dwelling, Multi-Family				P			P	
Dwelling, Townhouse							P	
Dwelling, Two-Family							P	
Dwelling, Single-Family	P						P	
Group Home, Large							P	Section 17.20.030
Group Home, Small							P	Section 17.20.030
Independent Living Facility							P	
CULTURAL, RELIGIOUS, RECREATIONAL AND ENTERTAINMENT USES								
Art Gallery/Studio	P	P	P	P	P	P	P	
Carnival (as temporary use)		P	P	P				Section 17.20.040, 050
Cultural Facility		P	P	P	P	S	S	
Indoor Recreation and Amusement (Including Health/Fitness Club)		P	P	P	P	S	S	
Health/Fitness Club	P							
Live Entertainment		P	P	P	P			
Lodge or Private Club	P	P	P	P				
Outdoor Amusement			S					
Outdoor Recreation		P	P					
Park, Neighborhood	P			P	P	P	P	
Place of Worship	P	P	P	P			P	
Public Plaza	A	A	A	P	P	P	P	
Temporary Outdoor Entertainment	A	A	A	P	P			Section 17.20.030
Theater		P	P	P	P	P		
GOVERNMENTAL AND INSTITUTIONAL USES								
College/University		P	P	S				
Emergency Medical Center			P					
Fairground			S					
Golf Course			S					
Homeless Shelter				S			S	
Hospice							S	
Hospital			P					
Library				P			P	
Office, Government		P		P			P	
Post Office		P	P	P			P	
Public Service Facility		P	P	S				
School, Specialized Instructional	P	P	P	P			P	
School, Primary or Secondary							P	
RETAIL AND SERVICE USES								
Alcohol and Tobacco Sales Establishment	P*	P	P	P	P	P*	P*	*Section 17.20.30
Bank	P	P	P	P	P*	P*	P	Section 17.20.030 *Section 17.14.020
Bed and Breakfast				P			P	Section 17.20.030
Car Wash		S	P					Section 17.24.100
Currency Exchange		P	P	S				
Day Care Center	P	P	P	S			P	

BUSINESS AND MIXED USE DISTRICTS

TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
Drive-Through Facility	S	S	S	S			SA	Section 17.24.100
Financial Institution	P	P	P	P	P*	P*	P	*Section 17.14.020
Gas Station		P	P					Section 17.20.030
Heavy Retail and Service		P	S					
Home Improvement Center		P	P					
Hotel/Motel		P	P	P	P			
Medical/Dental Clinic	P	P	P	P	P*	P*	P	*Section 17.14.020
Motor Vehicle Rental	P	P	P				P	
Motor Vehicle Service and Repair, Minor	P	P	P					Section 17.20.030
Motor Vehicle Sales and Leasing		P	P					Section 17.20.030
Office, Business and Professional	P	P	P	P	P*	P*	P	*Section 17.14.020
Outdoor Sales, Permanent	SA	SA	SA	S	S			Section 17.20.030
Outdoor Sales, Temporary	A	A	A	A	A		A	Section 17.20.040, 050
Pawn Shop			S					
Personal Services	P	P	P	P	P	P	P	
Pet Care Facility	S	S	S					
Coffee or Tea Room	A	P	P	P	P	A	A	
Recreational Cannabis Dispensing Organization		S	S					Section 17.20.030
Restaurant	S	P	P	P	P			
Retail Sales	P	P	P	P	P	P	P	
Tattoo Parlor			S					
Tavern/Bar	S	P	P	P	P			
Theater		P	P	P	P			
Veterinary Office/Animal Hospital		P	P					
INDUSTRIAL/STORAGE USES								
Microbrewery	A	A	A	A	A			
Mini-Warehouse		P	P					
Temporary Motor Vehicle Storage		P	P					Section 17.20.030
OTHER USES								
Accessory Uses	A	A	A	A	A	A	A	Chapter 17.20, 17.22
Parking Garage/Structure			A	S	S	S	SA	Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	Chapter 17.24
Parking Lot, Public				P	P	P	P	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	Chapter 17.04
Transportation Operations Facility		S	P	S				
Communication Tower*		S	S					Section 17.22.020
Communication Antenna	P	P	P	P			P	Section 17.22.020
Utility, Community/Regional		S	S				S	
Utility, Local	P	P	P	P	P	P	P	
Wind Turbine, Structure Mounted	A	A	A					Section 17.22.020.G
Wind Turbine, Tower Mounted		S	S					Section 17.22.020.H

* Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13.24 "Small Cell Wireless Facilities", are permitted uses in any Right-of-Way within the City, and, in conformance with State law, are permitted uses in the BL, BC and BR Zoning Districts when all other applicable zoning requirements and the requirements of Chapter 13.24 are met.

(Ord. 2021-Z-16 § 2; Ord. 2020-Z-16 § 2; Ord. 2019-Z-19 § 2; Ord. 2018-Z-22 § 2; Ord. 2018-Z-20 § 2; Ord. 2016-Z-5 § 2; Ord. 2014-Z-5 § 2; Ord. 2013-Z-20 § 3; Ord. 2011-Z-11 § 2; Ord. 2008-Z-24 § 4, 5; Ord. 2008-Z-3 § 2; Ord. 2003-Z-13 § 4, 6, 7; Ord. 2001-Z-42 § 1; Ord. 2001-Z-40 § 1; Ord. 2001-Z-11 § 2, 3; Ord. 1999-Z-20 § 1; Ord. 1998-Z-19 § 1; Ord. 1996-Z-12 § 11-13; Ord. 1995-Z-5 § 1; Ord. 1993-Z-19 § 4; Ord. 1993-Z-4 § 1 (B, D); Ord. 1990-Z-7 § 1; Ord. 1989-Z-6 § 1; Ord. 1986-Z-11 § XI; Ord. 1986-Z-4; Ord. 1985-Z-2 § 1; Ord. 1984-Z-6 § 2; Ord. 1984-Z-4 § 1; Ord. 1984-Z-3 § 1; Ord. 1983-Z-9 § 1; Ord. 1982-Z-3 § 1; Ord. 1982-M-16 § 1; Ord. 1981-Z-7 § 2; Ord. 1981-Z-3 § 1; Ord. 1980-Z-13 § 1; Ord. 1980-Z-3 § 1; Ord. 1978-Z-3; Ord. 1976-Z-15 § 2; Ord. 1975-Z-8 § 1; Ord. 1973-Z-1 § 1; Ord. 1972-Z-56 § 1, 2; Ord. 1972-Z-46 (A, B, C (part)); Ord. 1968-31 (part); Ord.

City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

GENERAL AMENDMENT APPLICATION

For City Use	
Project Name:	<u>1317 E. Main St</u>
Project Number:	<u>2024 -PR- 001</u>
Cityview Project Number:	<u>PLGA20240002</u>



- File this application to request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17).
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Applicant Information:	Name: <u>ANDRZEJ KOCZWARA</u>	Phone: <u>847-630-2587</u>
	Address <u>1317 E MAIN ST</u> <u>SAINT CHARLES, IL 60174</u>	Email: <u>candy@americanhwy.com</u>

2. **Information Regarding General Amendment:**

What is the amendment regarding?

MOTORCYCLE MUSEUM & ART GALLERY

What Code sections are proposed for amendment?

Chapter(s):

Section(s):

Wording of the proposed Amendment: Insert below or attached on a separate page

To allow cultural facilities as a special use in the BL Zoning District

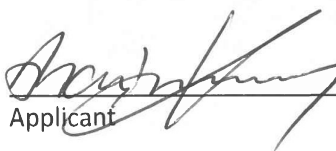
3. **Required Attachments:**

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

Provide 1 copy of each required item, unless otherwise noted.

- APPLICATION FEE:** \$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. Required deposit for a General Amendment application only: \$1,000.
- FINDINGS OF FACT:** Fill out the attached form based on the proposed General Amendment.

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.

 _____
Applicant

01/17/24
Date

FINDINGS OF FACT – GENERAL AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the "burden of proof" is on you to show why the proposed amendment is appropriate. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the amendment in question, indicate "not applicable" and explain why it does not apply.

Amendment Description/Ordinance Section Number:

From the St. Charles Zoning Ordinance, Section 17.04.320.C:

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

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

Future motorcycle museum and art gallery.
Bringing a interest to a tourism and visitors
for the City. Point of intest to general public.

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

The use is allowed in other Commercial districts

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.

Change in policy to allow cultural facility as a Special
Use

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

In State of Illinois currently we dont have motorcycle museum of this size. Display of 100 old motorcycles always brings intrest of public. Education for young generation. I keep my collection priet for 30 years and its time to share my passion with others

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

Existing building

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

Would allow other BL zoned properties to request a Special Use for cultural facility

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for General Amendment.