

**City of St. Charles, IL**  
**Ordinance No. 2024-Z-\_\_\_\_\_**

**An Ordinance Amending Title 17 of the St. Charles Municipal Code**  
**Entitled “Zoning”, Ch. 17.14 “Business and Mixed Use Districts”, Table 17.14-1**  
**“Permitted and Special Uses”**  
**(Cultural Facility in BL District)**

WHEREAS, on or about January 22, 2024, Andrew Koczvara (“the Applicant”) filed an Application to amend Title 17 of the St. Charles Municipal Code, the Zoning Ordinance of the City of St. Charles, regarding adding Cultural Facility as a Permitted Special Use in the BL District; and,

WHEREAS, Notice of Public Hearing on said Application was published on or about February 5, 2024, 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 February 21, 2024 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 February 21, 2024; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the Application on or about March 11, 2024; 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. Ch. 17.14 “Business and Mixed-Use Districts”, Table 17.14-1 “Permitted and Special Uses” is hereby amended by adding a “S” for “Cultural Facility”, to be listed as a permitted special use in the BL Local Business District, as shown below:

TABLE 17.14-1 BUSINESS AND MIXED USE DISTRICTS 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		
					CBD-1	CBD-2			
<b>CULTURAL, RELIGIOUS, RECREATIONAL AND ENTERTAINMENT USES</b>									
Cultural Facility	S	P	P	P	P	S	S		

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 18<sup>th</sup> day of March 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18<sup>th</sup> day of March 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 18<sup>th</sup> day of March 2024.

\_\_\_\_\_  
Lora A. Vitek, Mayor

Attest:

\_\_\_\_\_  
Nancy Garrison, City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_