



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title: Motion to approve An Ordinance Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning", Chapter 17.24 "Off-Street Parking, Loading & Access", Section 17.24.070 "Design of Off-Street Parking Facilities" regarding Residential Driveways

Presenters: Rita Tungare

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	X	City Council (7/15/13)
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost:	NA	Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

The Planning and Development Committee recommended approval of this General Amendment application on 7/8/13.

Staff's proposal was to ease certain requirements for residential driveways to enable homeowners to reconstruct driveways that are consistent with what is common in St. Charles neighborhoods today. Staff researched existing conditions and proposed revisions to the Zoning Ordinance requirements that apply to all properties.

The Committee additionally recommended that, up to a specific date, existing residential driveways be grandfathered so that they can be reconstructed as they exist today, without regard to the Zoning Ordinance standards. The Committee recommended that after January 1, 2014, all newly constructed or reconstructed driveways would need to meet the Zoning Ordinance standards.

The ordinance has been prepared reflecting the grandfathering of existing driveways to January 1, 2014.

Attachments: (please list)

An Ordinance Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning", Chapter 17.24 "Off-Street Parking, Loading & Access", Section 17.24.070 "Design of Off-Street Parking Facilities" regarding Residential Driveways.

Recommendation / Suggested Action (briefly explain):

Motion to approve An Ordinance Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning", Chapter 17.24 "Off-Street Parking, Loading & Access", Section 17.24.070 "Design of Off-Street Parking Facilities" regarding Residential Driveways.

For office use only:

Agenda Item Number: IIC7

City of St. Charles, IL
Ordinance No. 2013-Z-_____

**An Ordinance Amending Title 17 of the St. Charles Municipal Code
Entitled “Zoning”, Chapter 17.24 “Off-Street Parking, Loading & Access”,
Section 17.24.070 “Design of Off-Street Parking Facilities” regarding
Residential Driveways**

WHEREAS, on or about June 12, 2013, The City of St. Charles (“the Applicant”) filed an Application to amend the Zoning Ordinance of the City of St. Charles regarding requirements for access drives (driveways) for one/single and two-family dwellings; and,

WHEREAS, Notice of Public Hearing on said Application was published on or about June 14, 2013, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle 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 July 2, 2013, 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 July 2, 2013; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the Application on or about July 8, 2013; 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 17.24 “Off-Street Parking, Loading and & Access”, Section 17.24.070, “Design of Off-Street Parking Facilities”, Subsection “A. Setbacks” is hereby deleted in its entirety and replaced by the following:

“A. Setbacks and Yard Coverage

1. Single-family, two-family and townhouse dwellings

Off-Street parking facilities and access drives may be located in any yard, but shall not cover more of the front or exterior side yard in which it is located than is specified below:

- i. For circular driveways, up to fifty percent (50%) of the front yard, if both access points intersect with the front lot line, b) up to fifty percent (50%) of the exterior side yard, if both access points intersect with the exterior side lot line or c) up to twenty-five percent (25%) of the total area of the front and exterior side yards, if one access intersects the front lot line and the other intersects the exterior side lot line.
- ii. For driveways to access three-car front loaded garages, thirty-three percent (33%).
- iii. For all other driveways, twenty-five percent (25%), except that one driveway of at least 18 feet wide generally perpendicular to the street is permitted regardless of the percentage of the yard it occupies.
- iv. Prior to January 1, 2014, an existing driveway may be reconstructed at the same size regardless of yard coverage, provided the driveway otherwise complies with all other applicable requirements.

2. All uses other than single-family, two-family and townhouse dwellings

- i. Off-street parking facilities shall not be located within the front or exterior side yard applicable to parking facilities as required in the district regulations; where no specific yard requirement for parking facilities is specified in the district regulations, the requirement applicable to buildings in the district shall apply.
- ii. An access drive generally perpendicular to a public street may traverse any front or exterior side yard but shall not cover more than twenty-five percent (25%) of the front or exterior side yard in which it is located, except that one driveway of at least 24 feet wide generally perpendicular to the street is permitted, regardless of the percentage of the yard it occupies.

3. Other requirements for all uses

- i. Off-street parking shall not be located in a Landscape Buffer (Section 17.26.070).
- ii. Buildings, parking decks, carports and other structures containing off-street parking shall comply with the front, rear and side yard setback requirements for such structures applicable to the district in which the lot is located.
- iii. When any parking lot containing five or more open off-street parking spaces abuts a lot in any RE, RS, RT or RM district, it shall be set back a minimum of five (5) feet from the lot line, and the setback area shall be landscaped in accordance with Chapter 17.26, "Landscaping and Screening".

3. Chapter 17.24 "Off-Street Parking, Loading and Access", Section 17.24.070, "Design of Off-Street Parking Facilities", Subsection "C. Access", Subsection 3(a) is hereby deleted in its entirety and replaced by the following:

"a. For single and two-family dwellings, a maximum of twenty-four (24) feet in width for a single driveway, or for a lot with two driveways, a maximum of eighteen (18) feet in width per driveway. No more than two driveways shall be permitted per lot.

4. 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 15th day of July 2013.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,
Illinois this 15th day of July 2013.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this 15th day of July 2013.

Raymond P. Rogina, Mayor

Attest:

City Clerk/Recording Secretary

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

APPROVED AS TO FORM:

City Attorney

DATE: _____