

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. CLIFF CARRIGNAN – CHAIRMAN**

**MONDAY, MARCH 11, 2013 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. COMMUNITY DEVELOPMENT**
 - a. Recommendation to approve an Amendment to Section 15.04.055 of the St. Charles City Code adopting the 2012 International Energy Conservation Code.
 - b. Discussion regarding the Downtown Overlay District.
- 4. ADDITIONAL BUSINESS**
 - a. Update on the Comprehensive Plan Project-Information only.
- 5. ADJOURNMENT**



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve an Amendment to Section 15.04.055 of the St. Charles City Code Adopting the 2012 International Energy Conservation Code
Presenter:	Bob Vann, Building & Code Enforcement Division Manager

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (3/11/13)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

In 2004, the State of Illinois adopted the Illinois Energy Conservation Code (Public Act 093-0936) thereby, mandating that any permitted commercial building follow the 2006 International Energy Conservation Code (IECC). In 2009, Public Act 096-0778 mandated that all building permits, including residential construction, comply with the 2009 International Energy Conservation Code. In August of 2012 the State of Illinois once again updated the Illinois Energy Conservation Code to mandate that all construction comply with the 2012 International Energy Conservation Code.

As such, Section 15.04.055 of the City Code, which currently references the 2009 IECC, needs to be amended to adopt the 2012 IECC to comply with the State mandate.

Attachments: *(please list)*

Ordinance amending Section 15.04.055 of the City Code; Information on the Illinois Energy Conservation Code from the State of Illinois website.

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the amendments to Section 15.04.055 of the City Code to adopt the 2012 IECC.

<i>For office use only:</i>	<i>Agenda Item Number: 3a</i>
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City of St. Charles, IL
Ordinance No. 2013-M-_____

An Ordinance Amending Title 15 “Building and Construction”, Chapter 15.04 “Building Code”, Section 15.04.055 "International Energy Conservation Code Adopted and Modified” of the St. Charles Municipal Code.

WHEREAS, the State of Illinois updated the Illinois Energy Conservation Code to mandate that all construction comply with the 2012 International Energy Conservation Code;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

1. Title 15, “Building and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code, is and hereby amended by deleting the provisions of Section 15.04.055 entitled “International Energy Conservation Code 2009 Adopted and Modified,” and by substituting the following therefore:

“15.04.055 International Energy Conservation Code 2012 – Regulations Adopted and Modified. The provisions of the 2012 International Energy Conservation Code issued by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than three (3) copies of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, as hereby adopted.”

2. 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 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 _____ day of _____, 2013.

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

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

Mayor

Ordinance No. 2013-M-_____

Page 2 of 2

Attest:

City Clerk/Recording Secretary

COUNCIL VOTE:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____



Pat Quinn, Governor Adam Pollet, Acting Director

BUSINESS ASSISTANCE [dceo > Business Assistance > Energy & Recycling](#)

Administration/Director's Office

Office of Accountability

Advantage Illinois

Business Development

Coal

Community Development

Energy & Recycling

Energy Star Rebates

Resources

Energy

Recycling

Economic Stimulus

Contact

Entrepreneurship, Innovation & Technology

Film

Technology

Tourism

Trade

Workforce Development

Facts & Figures

Energy Assistance

Grantee Support

MAIN MENU

Workforce Development

Community Development

Tourism

Film

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Energy & Recycling



Illinois Energy Conservation Code For Commercial And Residential Buildings



Public Act 096-0778 was signed into law on August 28, 2009 amending the Energy Efficient Commercial Building Act by including residential buildings and amending the name of the act to the Energy Efficient Building Act. The new requirements for residential buildings became effective on January 29, 2010.

HISTORY OF THE ILLINOIS ENERGY CONSERVATION CODE

Public Act 093-0936 (Illinois Energy Conservation Code for Commercial Buildings) was signed into law in August, 2004. The Illinois Energy Conservation Code for Commercial Buildings became effective April 8, 2006. On October 9, 2007 the Law was revised to mandate the latest published edition, excluding supplements, of the International Energy Conservation Code. As of August 18, 2009 the Illinois Energy Conservation Code for Commercial Buildings was the 2009 International Energy Conservation Code. On August 28, 2009, Public Act 096-0778 requiring an energy code for residential buildings was signed into law. It became effective on January 29th, 2010, officially establishing the 2009 International Energy Conservation Code as the first energy code for residential buildings in Illinois.

2012 IECC Takes Effect in Illinois on January 1, 2013

Senate Bill 3724, signed by the Governor on August 17, 2012, amends the implementation date of the 2012 Illinois Energy Conservation Code to January 1, 2013. It will lengthen the time the Board has to review and adopt future published editions of the Code and make them effective. This will allow stakeholders more time for training and preparation to build, design, and enforce the future updated codes.

Administrative Rules to adopt the 2012 International Energy Conservation Code with amendments as Illinois Energy Conservation Code were approved by the Joint Committee on Administrative Rules on December 11, 2012.

WHAT THE LAW REQUIRES

The Law requires all new commercial and residential construction for which a building permit application is received by a municipality or county to follow a comprehensive statewide energy conservation code. Renovations, alterations, additions, and repairs to most existing commercial and residential buildings must follow the Illinois Energy Conservation Code. The Law requires design and construction professionals to follow the latest published edition of the International Energy Conservation Code which is currently the 2012 International Energy Conservation Code and the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) Standard 90.1, 2010 "Energy Standard for Buildings except Low-Rise Residential Buildings." Under the law, the Capital Development Board has the power to modify the Illinois Energy Conservation Code.

Local governments are free to adopt stricter energy conservation Laws for commercial buildings. However, for residential buildings, local governments may not adopt or regulate energy conservation standards either less or more stringent than the Illinois Energy Conservation Code. Exceptions which would allow local governments to regulate energy efficient standards in a more stringent manner are municipalities or counties which meet one of

the following three provisions:

- A unit of local government that on or before May 15, 2009 adopted or incorporated by reference energy efficient building standards for residential building that are equivalent to or more stringent than the 2006 International Energy Conservation Code
- A unit of local government that on or before May 15, 2009 provided to the Capital Development Board identification of an energy efficient building code or amendment that is equivalent to or more stringent than the 2006 International Energy Conservation Code
- A municipality with a population of 1,000,000 or more

THE GOALS OF THE LAW

The Law is designed to help protect the environment and reduce energy consumption. By following an energy conservation code, property owners can reduce air pollution, moderate energy demand and stabilize energy costs and electric, oil, and gas supplies.

The efficient gains of the 2009 code set a new baseline for International Energy Conservation Code-compliant homes and buildings, and while, there will be regional variability and uncertainty in the technology penetration, preliminary estimates from U.S. DOE suggest the 2009 International Energy Conservation Code saves 10.8% of energy spent for heating, cooling, water heating, and lighting while the 2012 IECC saves 32.1%.

WHAT THE LAW DOESN'T COVER

The Law does not apply to officially designated historic buildings, buildings exempt from a local building code, and buildings that do not use either electricity or fossil fuel for comfort conditioning. For purposes of determining whether this exemption applies, a building will be presumed to be heated by electricity, even in the absence of equipment used for electric comfort heating, whenever the building is provided with electrical service in excess of 100 amps. "Illinois' Energy Efficient Building Act" can be found in Chapter 20 of the Illinois Compiled Statutes, Act 3125.

TRAINING OPPORTUNITIES – PROGRAM YEAR 2012-13

The Illinois Energy Office's schedule for another training series directed at the Illinois construction industry is now available. Homebuilders, general contractors, architects, engineers, code officials, HVAC specialists, realtors, and home performance professionals will be able to learn about the newest energy conservation codes for new construction, additions and renovation projects in Illinois. Sessions will be offered to Illinois Investor Owned Utility customers at no cost. Course offerings as follows:

- **2012 IECC Applications for Illinois** - This seminar provides the basis for correct use of the 2012 IECC and ASHRAE Standard 90.1-2010 in the design, plan review, field-inspection, and analysis of construction in Illinois. Topics covered include: 2012 IECC, ASHRAE 90.1 2010, the Chicago Energy Conservation Code, Blower Door and Duct Pressure Testing, Controls for Daylight Harvesting, Designing for On-Site Renewables, and Systems Commissioning (Cx).
 - o October 2012 - December 2012 IECC classes
 - o January 2013 - May 2013 IECC classes
- **NEW! Right-Sized HVAC Design, the Missing Ingredient in Most Homes** - As part of the permit and inspection process, the IRC and IECC have, for years, required ACCA Manual-J load calculations. The 2012 IECC will now also require the use of ACCA Manual-S for equipment sizing. Using a case study, this seminar will provide the basis for understanding the residential HVAC design process, and the appropriate short-forms for quick and easy review of residential HVAC system design. Topics covered include: ACCA Manuals 'J8' (loads), 'S' (sizing), 'D' (duct design), ASHRAE Standard 62.2 and appropriate compliance documentation.
 - o October 2012 - December 2012 HVAC classes
 - o January 2013 - May 2013 HVAC classes

Registration questions? [Click here](#)

Energy Code Interpretations of the 2012 Energy Conservation Code - Email your question or call 1-708-770-0554 for technical interpretations of the 2012 *International Energy Conservation Code®* (IECC®), with amendments, as it applies to the State of Illinois.



AGENDA ITEM EXECUTIVE SUMMARY

Title: Discussion regarding the Downtown Overlay District

Staff: Rita Tungare, Community Development Director

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (3/11/13)		City Council

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

In 2006, the City adopted new zoning regulations which established the Downtown Overlay Zoning District. The overlay is not a “retail-only” district, but rather limits the type of businesses that can occupy a first floor/street level space to ones that are expected to generate pedestrian activity. The intent of the Overlay is “to preserve economic vitality and the pedestrian character of the downtown’s shopping core.”

The ordinance provides a staff-level exemption process based on specific findings by the Community Development Director. To date, staff has granted 4 of 8 formal exemption requests and 2 properties were removed from the Overlay by rezoning. In all situations, the petitioner was interested in office use in the space.

Staff has previously presented concerns about the impact that granting too many exemptions would have on the long term success of building a downtown shopping core. Previously, the Committee decided to hold off on discussing any changes until the Comprehensive Plan process began. The draft recommendations of the new Comprehensive Plan are attached.

Staff would like to receive some preliminary direction about how the Overlay District could be modified based on the general direction of the draft Comprehensive Plan. Based on direction from the Committee, staff would further research the preferred option(s) and prepare to file the appropriate zoning application(s) for formal review by Plan Commission and Planning and Development Committee.

The attached table lists 3 different options for consideration:

1. Shrink the boundaries of the existing district (remove isolated properties on the periphery).
2. Permit office uses within the Overlay District.
 - Option 2a. Permit only office uses that generate customer traffic.
 - Option 2b. Permit office uses temporarily (after a set date, revert back to current requirements).
3. Break up the existing Overlay District into smaller shopping “clusters” (Century Corners, North Third Street, First Street).

Attachments: *(please list)*

Table of options for discussion; Zoning Ordinance Chapter 17.14; Table comparing uses permitted inside vs. outside of the Downtown Overlay District; Definition of Office uses in the Zoning Ordinance; Comprehensive Plan section addressing the Downtown Overlay District; Maps illustrating Option 1 and Option 3.

Recommendation / Suggested Action *(briefly explain):*

Discuss the potential modification to the Downtown Overlay District and provide direction to staff on which option(s) to pursue.

For office use only:

Agenda Item Number: 3b

Downtown Overlay District – Modification Options for P&D Discussion 3/11/13

Option	Pros	Cons	Change to Exemption Criteria
<p>1. Shrink the overall boundaries of the Overlay, remove isolated parcels on periphery.</p>	<ul style="list-style-type: none"> Keeps the Main Street core (3rd Ave to 3rd St.) in the Overlay, which was the original concept. Based on existing buildings and uses. Excludes parcels on the periphery that are isolated from retail/service uses. Excludes parcels that were included based on future development potential. 	<ul style="list-style-type: none"> Requires rezoning process to remove properties from the Overlay. Does not address market viability of the properties remaining in the Overlay. Current conditions are not conducive to retail on some blocks. May continue to have vacancies in visible Main St. storefronts. 	<p>Granting too many exemptions would undermine the purpose of the district. Not desirable to grant additional flexibility with a smaller district.</p>
<p>2. Expand the permitted use list in the Overlay to include some or all office/bank uses as permitted uses. No changes to the boundaries.</p> <p>Options:</p> <p>2a. Office/bank uses could be limited to businesses that generate customers.</p> <p>2b. Office/bank uses could be allowed up to a certain date (suspend prohibition on office/bank uses temporarily)</p>	<ul style="list-style-type: none"> Requires only a General Amendment, no rezoning of properties. Would likely reduce vacancies in visible Main Street storefronts. Potential for more daytime population and customers for existing businesses. (Office and restaurant uses are complementary in terms of peak hours for customers, parking) Allows the market to decide if retail will out-bid office uses. Could be easily reversed in the future. Option 2b. would set a specific date to reassess the restrictions. 	<ul style="list-style-type: none"> May limit the future potential of a retail concentration in downtown by allowing for breaks in retail/pedestrian activity. Prominent spaces envisioned for retail use may be permanently occupied by office type uses. Option 2a.- May be difficult to effectively distinguish between office uses with or without customers and difficult to monitor when office tenants change. Option 2b.- City cannot force out office uses after the suspension ends. Office uses would be subject to non-conformity provisions and can remain office use until unoccupied for 180 days. 	<p>Not necessary. Expanding permitted uses to include office uses would eliminate most if not all exemption requests.</p> <p>Option 2b.- May want to consider changes after the suspension ends.</p>
<p>3. Split the Overlay into smaller parts (Century Corners, First Street, North Third Street)</p>	<ul style="list-style-type: none"> Keeps restrictions in areas where some retail concentration already exists. Could be more effective in the short term by building off of existing retail. Allows the market to decide if retail works in other locations in downtown. 	<ul style="list-style-type: none"> Requires rezoning process to remove or add new properties to the Overlay. Property owners may oppose adding property to the Overlay. Main Street core would not be entirely in the Overlay, could vary by block/side of street. 	<p>With more focused districts, exemption criteria should be tightened.</p>

Chapter 17.14

BUSINESS AND MIXED USE DISTRICTS

- Sections: 17.14.010 Purpose Statements
17.14.020 Permitted and Special Uses; Downtown Overlay Exemptions
17.14.030 Bulk Regulations

17.14.010 Purpose Statements

A. BL Local Business District

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.

B. BC Community Business District

The purpose of the BC Community Business District is to accommodate mid-size retail and service development along Strategic Regional Arterial corridors such as Route 64 and Randall Road. Uses in the BC District have the potential to generate significant automobile traffic, and therefore care must be taken to properly design access and parking facilities. Since this district is located along the roads that serve as gateways into St. Charles, quality building architecture, landscaping and other site improvements are necessary to ensure this type of development enhances St. Charles' image.

C. BR Regional Business District

The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District.

Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high-visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.

D. CBD-1 Central Business District

The purpose of the CBD-1 Central Business District is to provide for the maintenance and orderly growth of a mixed use, pedestrian friendly, compact district of retail, service, office, and higher density residential uses in the central area of the City. Development within the CBD-1 District is intended to promote the upgrade and full utilization of existing older structures as well as appropriate redevelopment.

E. CBD-2 Mixed Use Business District

The purpose of the CBD-2 Mixed Use District is to provide for a properly scaled mixed-use transition between single-family residential neighborhoods and the retail core of the CBD-1 Central Business District. The CBD-2 District permits a mix of retail, service, office, and medium-density residential uses within buildings that are of a reduced height and scale than that permitted in the CBD-1 District. However, development in this district is also intended to retain a pedestrian-oriented character, similar to that of the CBD-1 District.

F. Downtown Overlay District

The purpose of the Downtown Overlay District is to preserve the economic vitality and pedestrian character of downtown's shopping core within the CBD-1 and CBD-2 Districts by encouraging the continuous flow of pedestrian movement. This is accomplished by limiting uses on the first floor that typically generate relatively little pedestrian activity or are otherwise incompatible with a pedestrian oriented shopping area. Only those uses listed in Table 17.14-1 shall be permitted on the street level or first floors of buildings/structures within the Downtown Overlay District.

17.14.020 Permitted and Special Uses; Downtown Overlay Exemptions

Table 17.14-1 lists permitted and special uses for the business districts, and for the first floor level of the Downtown Overlay District.

Buildings within the Downtown Overlay District are restricted with respect to the uses permitted on the first floor level, as provided in Table 17.14-1. Notwithstanding these restrictions, the first floor level of a building within the Downtown Overlay District may be occupied for any use permitted within the underlying zoning district (i.e., CBD-1 or CBD-2), upon certification by the Director of Community Development that its physical characteristics make it unsuitable for occupancy for any of the first floor uses permitted within the Downtown Overlay District, and that altering such physical characteristics would either 1) be incompatible with the purpose of Chapter 17.32 (Historic Preservation) of this Title, or 2) impose an undue financial burden on the property owner. Such physical characteristics may include but shall not be limited to: Inappropriate placement, size or orientation of doors or windows, a floor level which is not of a similar elevation to the adjoining sidewalk, lack of window area for display of goods, lack of street frontage, and interior space which is not adaptable to the permitted uses because of structural components or limitations on accessibility. For purposes of this section, an undue financial burden shall mean where the estimated cost of altering the building exceeds 25% of the current appraised value of the property.

17.14.030 Bulk Regulations

Table 17.14-2 establishes the Bulk regulations for the business districts.

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		P	P	P	P	S	S	
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								
Bank	P	P	P	P			S	Section 17.20.030
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	
Drive-Through Facility	S	S	S	SA			SA	Section 17.24.100
Financial Institution	P	P	P	P			P	
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			

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		
Kennel		S	S					Section 17.20.030
Medical/Dental Clinic	P	P	P	P			P	
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	
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	
Coffee or Tea Room	A	P	P	P	P	A	A	
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								
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

(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. 1967-14 (part); Ord. 1966-33 § 1, 2; Ord. 1961-29; Ord. 1960-18 § VIII (E) (2); Ord. 1960-16 § VIII (F) (2, 3); Ord. 1960-16 § VIII (E) (3); Ord. 1960-16 § VIII (D) (2, 3); Ord. 1960-16 § VIII (C) (2, 3); Ord. 1960-16 § VIII (B) (2).)

Uses allowed in CBD zoning districts, but not permitted on the first floor in the Downtown Overlay

CBD-1 zoning district	CBD-2 zoning district
Residential	
Artist Live/Work Space Assisted Living Facility (S) Dwelling, Upper Level Dwelling, Multi-Family	All types of residential use are permitted
Cultural/Religious/Recreational/Entertainment	
Place of Worship Lodge or Private Club	Place of Worship
Government/Institutional	
College/University (S) Homeless Shelter (S) Library Office, Government Post Office Public Service Facility (S) School, Specialized Instructional	Homeless Shelter (S) Hospice (S) Library Office, Government Post Office School, Specialized Instructional School, Primary or Secondary
Retail & Service Uses	
Bank Bed & Breakfast Currency Exchange (S) Day Care Center (S) Drive-Through Facility (SA) Financial Institution Medical Dental Clinic Office, Business and Professional	Bank (S) Bed & Breakfast Day Care Center Drive-Through Facility (SA) Financial Institution Medical Dental Clinic Motor Vehicle Rental Office, Business and Professional
Other Uses	
Transportation Operations Facility (S)	Utility, Community/Regional (S)

Definitions of office type uses in the Zoning Ordinance

Bank. An establishment such as a bank, savings bank, or credit union that offers financial services including maintaining checking and savings accounts, and issuing loans and other credit. Investment and other financial services may be provided as part of a bank's range of services. This use is distinct from Financial Services Institution, which does not offer checking and savings accounts.

Financial Institution (G). An establishment, the principal use or purpose of which is the provision of financial services including, but not limited to, mortgage companies and investment services. Financial Institution shall not include currency exchanges, banks, credit unions, and savings banks.

Office, Government (G). An office of a local, State or Federal government organization. This use is distinct from a Public Service Facility, as defined herein.

Office, Business or Professional (G). An office used for business, professional or administrative uses, which may or may not offer services to the public, and is engaged in the processing, manipulation or application of business information or professional expertise. This use may include as accessory uses, facilities not available for use by the general public such as meeting facilities, employee amenities such as exercise rooms, and food service. This use does not involve the fabricating, assembling, warehousing, or repair of physical products, and does not include Medical/Dental Clinics, Financial Institutions or Professional Training Centers.

Medical/Dental Clinic. A medical or dental office or clinic offering professional medical or dental services primarily on an out-patient basis. Such services may include examination and consultation, treatment, surgery, radiology, MRI, on-site testing laboratories, physical therapy, diagnostic services, training, administration, and other services to patients provided by licensed medical or dental professionals. This use includes facilities licensed by the State of Illinois as ambulatory surgical treatment centers. This use does not include a Hospital as defined herein or a facility licensed by the State of Illinois as an emergency center under the Emergency Medical Services (EMS) Systems Act.

Downtown Improvement Plan

Fox River. The Fox River was the focus of the City's initial settlement and today remains a focal point of the community. The Fox River corridor provides a scenic setting, relief from the urban environment, and a number of other tangible and intangible benefits. The City should continue working with the Park District to realize the established vision and enhance public access to the river.

Downtown Retail Overlay District. The Downtown Overlay District is intended to preserve the economic vitality and pedestrian character of Downtown's shopping core by limiting uses on the first floor that "typically generate relatively little pedestrian activity or are otherwise incompatible with a pedestrian oriented shopping area." While this is an admirable objective, defining "typical" can result in missed opportunities. In addition, while all successful and vibrant downtowns have a large component of retail, they are also characterized by a varying mix of uses that generate activity at all periods of the day. Furthermore a detailed market analysis conducted as part of this process found that key retail categories are fairly saturated within the Downtown's trade area. Given the number of vacancies Downtown, along with current market and economic conditions, the City should consider relaxing use restrictions in the District to fill storefronts on a temporary basis until demand for downtown retail space is stronger.

Gateways. While streetscaping in Downtown distinguishes this part of the City from other areas, the differences can be subtle to a casual observer and the edges of Downtown are not well demarcated. Given the importance of Downtown, the City should install gateway features at key entry points, that are integrated to the extent possible, with redevelopment of prominent parcels and highly visible locations. Gateway features consisting of signage, lighting, and landscaping should complement the existing streetscape and announce entry into Downtown St. Charles.

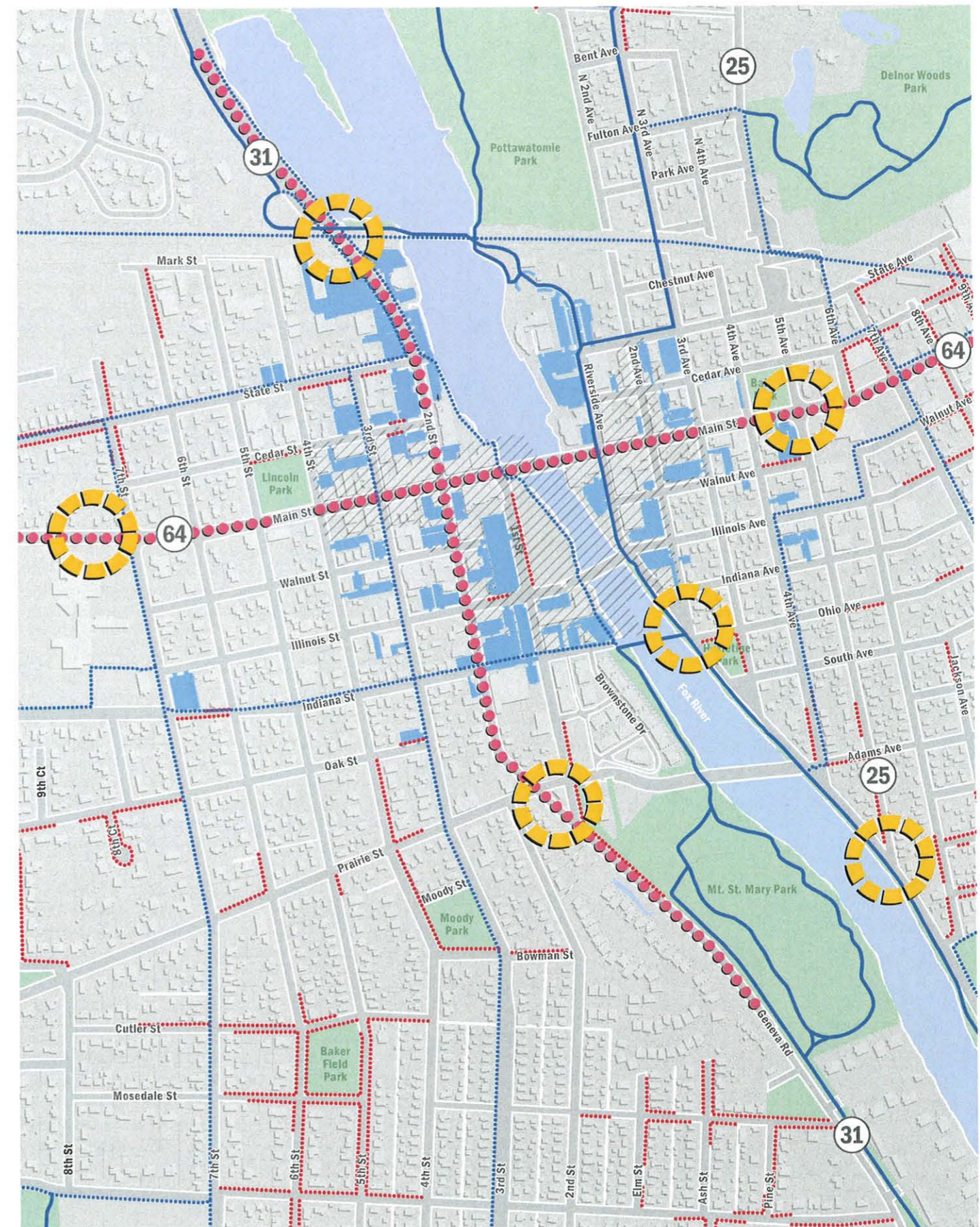
Wayfinding. Wayfinding should continue to be provided throughout Downtown, and additional opportunities for signage and new community destinations identified. Guidance should be provided to important downtown sites such as Pottawatomie Park, historic Main Street, and other local landmarks (public and private), and supporting functions such as public parking lots and structures or visitors information.

Pedestrian Friendly Streets. Downtown must be able to efficiently and safely move vehicles, bicycles, and pedestrians. Given the combination of a pedestrian-oriented environment, the Fox River, Main Street/IL Route 64, and the function of Downtown St. Charles as a regional attraction, effectively balancing a number of transportation related functions can be challenging. Truck traffic on Main Street/IL 64 and Geneva Road/IL 31 impacts Downtown St. Charles by placing loud and slow moving vehicles on the corridors. This is further exacerbated by the grooved concrete roads that provide the traction necessary due to the sloping terrain, creating noise and vibrations that impact the pedestrian atmosphere. The City should continue to explore solutions to this issue, including working with IDOT on changing the road surfaces; identifying a local re-route that would remove truck traffic off a portion of these streets; or identifying bypass routes that would remove truck traffic entirely from the Downtown. The preferred alternative should balance net impact with costs and influences on other areas of the City and region.

Parking. Parking management is an important issue in Downtown St. Charles. Unlike a commercial corridor like Randall Road where surface parking predominates, providing convenient access to store entries, parking in a downtown is subtly provided for the "area" by both the City and local businesses. Parking is currently located strategically throughout Downtown, on the street, in public and private surface lots, and two parking structures that have recently been built to accommodate demand. The City should continue to provide parking strategically in all areas of Downtown, and carefully monitor demand to ensure that both current and future needs are met. Before new structures are built, the City should consider real-time signage and wayfinding that guides drivers to structures with open capacity to ensure all existing parking is utilized.

Sidewalk Gaps & Crosswalk Improvements The very nature of Downtown requires a comprehensive sidewalk network with safe crossings and signage. The presence of the Fox River makes Downtown a regional destination that is linked to other communities. Private development and public improvements in Downtown should work in concert to build a comprehensive bike path network that allows for constant movement along the river corridor with easy access to Downtown goods and services.

Existing & Future Trails. The City and Downtown are well served by a bicycle network that connects nearby parks and neighborhoods with a larger regional trail system. The trail system provides both opportunities for recreation and economic development. The City should continue to implement the trail system as planned, and where possible, promote connections to parks, neighborhoods, and local businesses.





City of St. Charles, Illinois

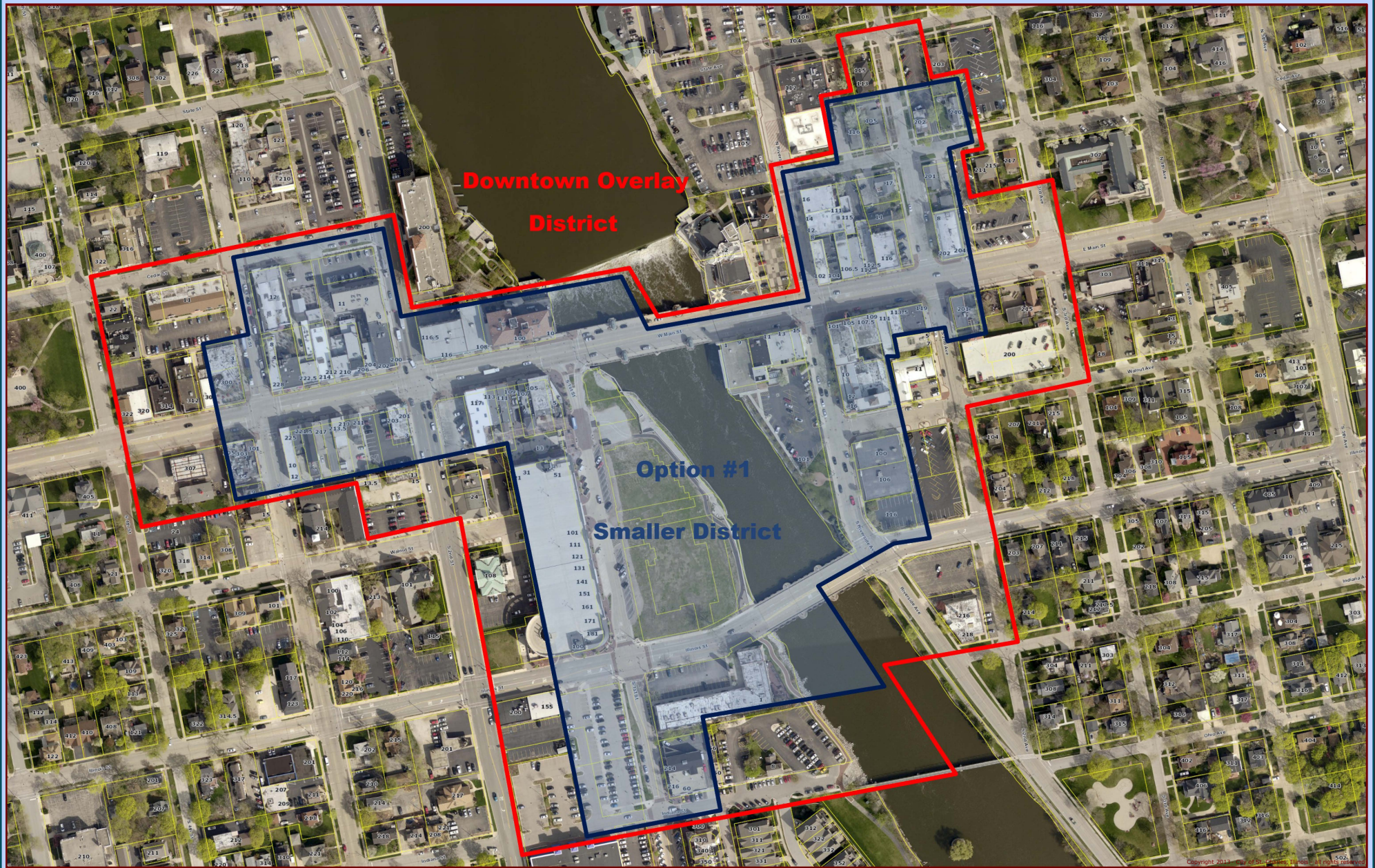
Two East Main Street St. Charles, IL 60174-1984

Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Downtown Overlay District- Option #1

DONALD P. DEWITTE Mayor

BRIAN TOWNSEND City Administrator



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983

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City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984

Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Downtown Overlay District- Option #3

DONALD P. DEWITTE Mayor

BRIAN TOWNSEND City Administrator



Data Source:
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