



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	General Amendment: RT-4 & CBD-2 Nonconforming Lots & CBD-2 Lot Area and Width Requirements
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City Staff:	Ellen Johnson, Planner Russell Colby, Planning Division Manager
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PUBLIC HEARING 10/6/15	X	MEETING 10/6/15	X
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APPLICATION:	General Amendment
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ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Lot Size Data
Application for General Amendment	Map of Residential Uses

SUMMARY:

On 9/8/15, the Plan Commission discussed a General Amendment to modify the lot area requirements in the RT-4, CBD-1, and CBD-2 zoning districts. Based on that discussion, staff proposes the following:

- Amend the “Nonconformities” chapter to “grandfather” nonconforming two-family dwellings in the RT-4 district that have a lot size less than the required 7,500 sf. (single-family lots are already grandfathered)
- Amend the “Nonconformities” chapter to also “grandfather” nonconforming single- and two-family dwellings in the CBD-2 district that have a lot size less than required.
- Change the lot area requirements for residential uses in the CBD-2 district to 4,400 sf for single-family dwellings and 2,200 sf per unit for all other residential uses.
- Remove the 100 ft. lot width requirement for townhomes, multi-family, and mixed-use development in the CBD-2 district.

No change to the CBD-1 residential per unit lot area requirement is proposed.

Staff has provided lot area data for the RT-4, CBD-2, and CBD-1 districts for the Commission’s review.

SUGGESTED ACTION:

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

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

INFO / PROCEDURE – GENERAL AMENDMENT APPLICATIONS:

- 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 for Plan Commission to consider in making a recommendation; all items need not be in the affirmative to recommend approval.

Community & Economic Development
Planning Division

Phone: (630) 377-4443

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Staff Report

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Ellen Johnson, Planner
Russell Colby, Planning Division Manager

RE: Application for a General Amendment to Title 17 of the City Code (Zoning Ordinance) regarding nonconforming residential lots in the RT-4 and CBD-2 Zoning Districts and lot area and width requirements for residential uses in the CBD-2 Zoning District

DATE: October 2, 2015

I. GENERAL INFORMATION

Project Name: General Amendment – CBD & RT-4 Lot Area Requirements

Applicant: City of St. Charles

Purpose: Grandfather nonconforming two-family dwellings in the RT-4 district and single and two-family dwellings in the CBD-2 district and modify the lot area and lot width requirements for residential uses in the CBD-2 district.

II. BACKGROUND

Previous Plan Commission Review

The Plan Commission held a public hearing on 9/8/15 regarding a General Amendment to modify the lot area requirements for residential uses in the RT-4, CBD-1, and CBD-2 zoning districts. The Commission voted to continue the public hearing to 9/22/15. Based on this discussion, staff withdrew the General Amendment application and filed a new application, as detailed in this memo. The primary differences between the previous and current proposals are:

- Amend the “Nonconformities” chapter to “grandfather” nonconforming two-family dwellings in the RT-4 district instead of changing the lot size requirement for a two-family from 7,500 to 5,000 sf.
- Amend the “Nonconformities” chapter to also “grandfather” nonconforming single- and two-family dwellings in the CBD-2 district.
- Modified proposal for changing the lot area requirements for residential uses in the CBD-2 district.
- No proposal to change the lot area requirement for residential uses in the CBD-1 district.

RT-4 & CBD-2 Zoning Districts

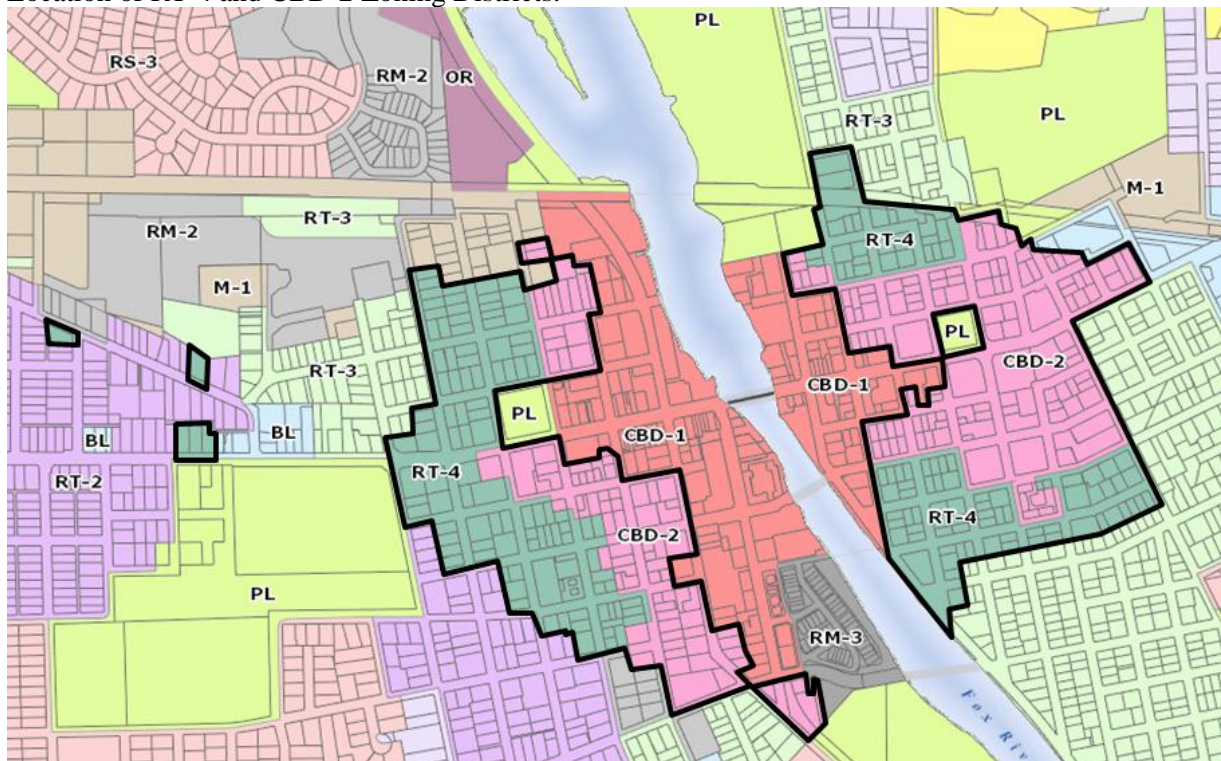
RT-4: The RT-4 Traditional Single and Two-Family Residential District is the only Traditional Residential zoning district that permits both single-family and two-family dwellings. RT-4 zoned properties are generally located adjacent to the downtown area. The Zoning Ordinance states the purpose of the RT-4 District as follows:

“To preserve higher density single- and two-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size in this district is 5,000 sf. This district is primarily located in older residential neighborhoods near the downtown area”

CBD-2: The CBD-2 Mixed Use Business District serves as a transitional zoning district between the central business district and residential neighborhoods. Both limited commercial uses and all types of residential uses are permitted in the CBD-2 District. The purpose of the CBD-2 District is as follows:

“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.”

Location of RT-4 and CBD-2 Zoning Districts:



Nonconformities

Staff conducted an analysis of existing residential uses and lot sizes in the RT-4, CBD-2, and CBD-1 zoning districts. Based on this analysis, staff has found that a significant number of lots in the RT-4 and CBD-2 districts are undersized, meaning they are nonconforming to the lot area requirements.

Zoning nonconformities are problematic because they discourage investment in a building or property. Once a nonconforming use or building is destroyed, the non-conforming building or use cannot be reestablished. An owner of a nonconforming property therefore is unlikely to make a substantial investment to renovate or enhance the property. Nonconforming properties often remain under long-term ownership due to a number of factors:

- a. Buyers avoid non-conforming properties because of the risk associated. Potential buyers looking to finance the purchase may be unable to obtain a mortgage or adequate insurance because of the non-conformity.
- b. Many non-conforming properties do not gain value over time. Long-term owners may be hesitant to sell, due to the reduced value, and therefore may continue to hold on to the property for generating rental income, while only making minimal investment in the upkeep of the property.
- c. A buyer of a non-conforming property is likely to be paying in all cash and looking to invest in the property “as is” for long-term rental income, not necessarily a return on an increase in property value.

Nonconformities are governed by Ch. 17.08 “Nonconformities”. Per this chapter, structures on nonconforming lots that are destroyed beyond 50% of their value may not be reconstructed. However, section 17.08.050 permits single-family dwellings in residential zoning districts to be constructed (or reconstructed) on nonconforming lots that existed as of 1960. This provision does not extend to two-family dwellings in residential districts, or to residential uses in the CBD-2 district.

III. PROPOSAL

1. Ch. 17.08 “Nonconformities”, Section 17.08.050 “Nonconforming Lots of Record”

- a. This section currently allows single-family dwellings to be constructed in residential districts on lots that are under the lot size and width required in the zoning district, if the lot was of record as of 1960. Staff proposes to include single-family dwellings in the CBD-2 district in this section, and add a provision that, in the RT-4 and CBD-2 districts only, two-family dwellings that do not meet the lot area requirement may be constructed on a lot, if the lot contained a two- or more-unit dwelling on the date the Zoning Ordinance was adopted (Oct. 2006).
- b. This amendment will allow a two-family or multi-family dwelling in the RT-4 or CBD-2 district that is destroyed to be rebuilt as a two-family, even if the lot size is less than required for a two-family dwelling.

2. Ch. 17.14 “Business and Mixed Use Districts”, Table 17.14-2 “Bulk Regulations” (CBD-2 district only)

- a. Change the Minimum Lot Area requirement for a single-family unit to 4,400 sf, and 2,200 sf per dwelling unit for all other types of residential uses.
- b. Remove the Minimum Lot Width requirement of 100 ft. for townhomes, multi-family, and mixed-use development and require 50 ft. lot width for all uses.

IV. ANALYSIS

Lot Area Data

RT-4 District: Current lot area requirements for permitted residential uses in the RT-4 district are as follows:

- Single-family: 5,000 sf

- Two-family¹: 3,750 sf per unit (7,500 sf total)

Per these requirements, a two-family dwelling cannot be constructed, or a single-family dwelling cannot be converted to a two-family, unless the lot size is at least 7,500 sf. In addition, an existing two-family dwelling that is on a lot less than 7,500 sf may not be reconstructed if it is destroyed by fire or other means outside of the owner’s control.

As shown in Table 1, 50% of parcels that currently contain two-family dwellings do not meet the 7,500 sf lot area requirement.

Staff is proposing to add language to Ch. 17.08 “Nonconformities” to grandfather in existing two-family dwellings in the RT-4 District. This chapter already allows single-family dwellings in residential districts to be constructed and maintained on a lot which is nonconforming in lot area and/or lot width. The proposed amendment would expand this provision to two-family dwellings in the RT-4 district only. As a result of this amendment, two-family dwellings on undersized lots in the RT-4 district would be allowed to be reconstructed if destroyed, thereby addressing the issue of buyers of these properties having difficulty obtaining a mortgage or insurance due to the nonconformity.

Table 1

Permitted Residential Uses	Total Parcels	Required min. lot area	Parcels that meet lot area requirement	Result of proposed “grandfathering”
Conforming Lots – Existing Lot Area Requirement				
Single-family	130	5,000 sf	116 (89%)	130 (100%)*
Two-family	36	3,750 sf/unit	18 (50%)	36 (100%)
TOTAL	166		127 (77%)	166 (100%)

**Nonconforming single-family lots are already grandfathered by ordinance.*

CBD-2 District:

Lot area requirements for permitted residential uses in the CBD-2 district are as follows:

- Single-family: 5,000 sf
- Two-family: 3,750 sf per unit (7,500 sf total)
- Townhome²: 3,000 sf per unit (9,000 sf for 3-unit townhome)
- Upper level dwelling³ & multi-family⁴: 2,200 sf per unit
- Non-residential uses: 5,000 sf

Per these requirements, a two-family dwelling could not be constructed on the median size lot shown in Table 2, nor could a 3-unit townhome. A multi-family or mixed-use building with upper floor residential could be constructed with a maximum of three residential units.

¹ **Two-Family Dwelling** “A building containing 2 dwelling units attached either vertically or horizontally.”
² **Townhouse Dwelling** “A building with 3 or more dwelling units arranged side-by-side, where each dwelling unit occupies an exclusive vertical space with no other dwelling unit above or below, and where each dwelling unit has at least one individual exit directly to the outdoors.”
³ **Upper Level Dwelling** “A dwelling unit located on a floor above a nonresidential use.”
⁴ **Multi-Family Dwelling** “A building with 3 or more dwelling units not designed as townhouses, where each dwelling unit is provided an individual entrance to the outdoors or to a common hallway.”

Table 2

Total parcels	204
Median lot size	6,633 sf

As shown in Table 3, only 65% of existing residential uses meet minimum lot area requirements. Staff is proposing to change the minimum lot area required for a single-family unit to 4,400 sf, and 2,200 sf per unit for two-family, townhomes, upper level, and multi-family dwellings. As a result of the proposed change, 78% of existing residential uses would comply with lot area requirements. The maximum permitted density in the CBD-2 District would remain at 19 units per acre, since 2,200 sf per unit is the current requirement for upper-level and multi-family dwellings.

Alternatively, the Plan Commission may consider a minimum lot area of 3,000 sf for single-family and 1,500 sf per unit for all other residential uses. 93% of existing residential uses would comply with this lot area. The permitted density in the CBD-2 District would increase from 19 units per acre to 29 units per acre.

In addition to “grandfathering” two-family dwellings in the RT-4 District in Ch. 17.08 “Nonconformities”, staff is also proposing to add single- and two-family dwellings in the CBD-2 district to this chapter. This would essentially remove all single- and two-family nonconformities from the CBD-2 district, as reflected in Table 3.

Staff is also proposing to remove the 100 ft. minimum lot width requirement which applies to townhomes, multi-family, and mixed-use development. The standard lot width in the CBD-2 District is 50 ft. The 100 ft. lot width requirement limits the residential use that may be permitted on any given lot, even if the lot area requirement is met. Also, “mixed-use development” is not defined in the Zoning Ordinance, and is not listed as a permitted use. Therefore, it is unclear what type of development to which this requirement applies.

Table 3

Permitted Residential Uses	Total Parcels	Required min. lot area	Parcels that <u>meet</u> lot area requirement	Result of proposed “grandfathering”
Conforming Lots – <u>Existing</u> Lot Area Requirement				
Single-family	55	5,000 sf	45 (82%)	
Two-family	27	3,750 sf/ unit	11 (41%)	
Townhome	0	3,000 sf/unit	N/A	
Multi-family/upper level	18	2,200 sf/unit	9 (50%)	
TOTAL	100		65 (65%)	
* Conforming Lots – <u>Proposed</u> Lot Area Requirement *				
Single-family	55	4,400 sf/unit	46 (84%)	55 (100%)
Two-family	27	2,200 sf/ unit	23 (85%)	27 (100%)
Townhome	0	2,200 sf/unit	N/A	N/A
Multi-family/upper level	18	2,200 sf/unit	9 (50%)	9 (50%)
TOTAL	100		78 (78%)	91 (91%)
Conforming Lots – <u>Alternate Proposed</u> Lot Area Requirement				
Single-family	55	3,000 sf/unit	52 (95%)	55 (100%)
Two-family	27	1,500 sf/unit	27 (100%)	27 (100%)
Townhome	0	1,500 sf/unit	N/A	N/A
Multi-family/upper level	18	1,500 sf/unit	14 (78%)	14 (78%)
TOTAL	100		93 (93%)	96 (96%)

Table 4 lists the multi-family PUDs located in the CBD-2 district, and the respective per-unit lot area.

Table 4

Walnut St. Professional Center	6 units	663 sf per unit	65 units/acre
Portland Terrace	13 units	1,511 sf per unit	28 units/acre
Heritage Square I	16 units	2,530 sf per unit	17 units/acre
Heritage Green (proposed)	15 units	2,725 sf per unit	18 units/acre
Heritage Square II	13 units	3,103 sf per unit	14 units/acre

CBD-1 District:

Previously, staff proposed reducing the per unit lot area requirement for dwelling units in the CBD-1 Central Business District from 1,000 sf per unit to 500 sf per unit. Staff performed an analysis of residential uses in the CBD-1 district and found that the majority of existing residential uses conform to the 1,000 sf per unit requirement (see Table 5). Because of this, staff is no longer proposing to reduce the residential lot area requirement in the CBD-1 district.

Table 5

Permitted Residential Uses	Total Parcels	Required min. lot area	Parcels that <u>meet</u> lot area requirement	Parcels that <u>do not meet</u> lot area requirement
Multi-family/upper level	22	1,000 sf per unit	20 (91%)	2 (9%)*

**Does not include proposed First Street buildings.*

Table 6 below lists the multi-family PUDs currently located or approved in the CBD-1 district and the existing/approved per-unit lot area.

Table 6

Carroll Tower	108 units	349 sf per unit	125 units/acre
First Street Bldg. 2 (proposed)	36 units	436 sf per unit	100 units/acre
First Street Bldg. 3 (proposed)	32 units	530 sf per unit	82 units/acre
First Street Bldg. 7A <i>(not including adjacent parking lot)</i>	16 units	600 sf per unit	72 units/acre
Milestone Row	20 units	1,088 sf per unit	40 units/acre

Policy Guidance

Comprehensive Plan

The Comprehensive Plan calls for the need to promote diverse housing options within residential neighborhoods and downtown, which the proposed loosening of lot area requirements in the CBD-2 district would help to accomplish:

- Ch. 3 Goals & Objectives, Residential Areas- Goal 1(p.22): “Maintain the City’s image and desirability as a great place to live by preserving and enhancing the diversity, quality, character, safety, affordability, and appeal of residential neighborhoods.”
 - Objective 1: “Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan, and ensure the Zoning Ordinance and other regulatory tools are updated appropriately.”

- C. 3 Goals & Objectives, Commercial & Office Areas- Goal 3 (p.24): “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 9: “Zoning for the Downtown should be analyzed and amended if necessary to adequately accommodate appropriate new development and establish the desirable physical form of the downtown.”
 - Objective 10: “Undue or inappropriate zoning regulations or procedures should be modified or removed as to eliminate unnecessary barriers to Downtown investment.”

- Chapter 4 Land Use Plan, Residential Land Use Policies (p.43):
 - “Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City.”
 - “Seek opportunities to provide senior housing within the City, consider locations that are within close proximity to recreation, public transit, healthcare and daily goods and services.”

- Chapter 4 Land Use Plan, Commercial Area Policies (p.48):
 - “Continue to promote mixed use development within Downtown while respecting the historic fabric of the community.”

Homes for a Changing Region Study

City Council adopted the *Homes for a Changing Region* multi-jurisdictional housing study as a policy document in November 2014. One of the recommendations for St. Charles suggests reducing lot size requirements in the downtown zoning districts to promote residential development. The plan states: “Consider options to increase residential density in downtown St. Charles through context and design-sensitive development.”

The study explains: “The existing downtown infrastructure, including retail stores, services, entertainment destinations, restaurants, jobs, and mobility options, makes the downtown area an ideal location to increase population density. Increasing the downtown population would also result in more foot traffic to support downtown businesses. Through the First Street Redevelopment, progress has been made to add housing to the downtown area...Additional policies to encourage downtown residential development will expand on this success.”

One of the options presented for increasing residential density is the following: “The City should explore options for reducing the lot size requirements for residential units in the CBD-1 and CBD-2 zoning districts in order to provide new opportunities for higher density residential development...Reducing the per unit lot size requirements would allow for increased residential density, create new opportunities for adding residential units, encourage adaptive reuse of existing buildings, and would help developers to reduce per unit costs, dropping the unit price or rent for consumers.”

V. DISCUSSION

In addition to the policy direction cited above, staff also wanted to add additional perspective on the proposal:

1. One of the goals of the 2006 Zoning Ordinance re-writing process was to establish new zoning districts for older neighborhoods where close to 90% of the properties would be conforming to the regulations. This goal was generally achieved for the RT single family districts, but not for the RT-4 and CBD-2 districts, where many properties remain non-conforming. This was partially due to the fact that at the time the City did not have very accurate data on older buildings containing multiple dwelling units.
2. The CBD-2 district requirements were written primarily for larger scale redevelopment projects where there may be property assembly involved. (The Heritage Square development was used as an example at the time.) When the 2006 ordinance was written, the prevailing mindset was that most properties that had become outdated or functionally obsolete would be redeveloped as a part of a larger development project. However, over the past few years, staff has observed a greater interest by property owners to reuse and repurpose existing structures. Within the downtown area, zoning restrictions are a limiting factor.

VI. SUGGESTED ACTION

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

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission determine that they have enough information to make a recommendation.

Staff has provided responses to the findings of fact for General Amendment for the Plan Commission's consideration.

V. ATTACHMENTS

- Application for General Amendment, filed by staff 9/18/15
- Lot area data for RT-4, CBD-2, and CBD-1 zoning districts
- Map of two-family and multi-family dwellings

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

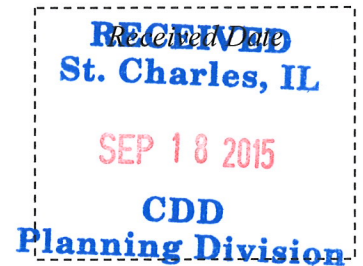


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

GENERAL AMENDMENT APPLICATION

CITYVIEW	
Project Name:	RT-4+ CBD-2 Nonconforming Lots, CBD-2 Lot Sizes
Project Number:	2015 -PR- 021
Application Number:	2015 -AP- 033



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.	Fax	630-377-4062
		St. Charles, IL 60174	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 language to state that in the RT-4 District, existing two-family dwellings that do not meet the lot area requirement are permitted to continue, and in the CBD-2 District, existing single- and two-family dwellings that do not meet the minimum lot area requirement are permitted to continue.

CBD-2: Change the minimum lot area requirement for single-family dwellings to 4,400 sf and 2,200 sf/du for all other residential uses. Remove the minimum lot width requirement of 100 ft. for townhouse, multi-family, and mixed-use development.

What sections are proposed for amendment?

Chapters(s): Ch. 17.08, Ch. 17.14

Section(s): 17.08.050, Table 17.14-2

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 Johnson
Applicant

9/18/15
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.

See attached.

Amendment Description/Ordinance Section Number *Date*

From the 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.

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

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.

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

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

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

Ch. 17.08 “Nonconformities”

Section 17.08.050 “Nonconforming Lots of Record”

A. Individual Lots of Record in Residential **and Mixed Use** Districts

In residential districts **and the CBD-2 Mixed Use Business District**, a single family dwelling may be constructed and maintained on a lot which is nonconforming as to minimum lot are and/or minimum lot width, if the lot was of record on May 23, 1960, was in separate ownership on the effective date of this Title, and conforms to all other requirements of the zoning district in which it is located. **In the CBD-2 and RT-4 Traditional Single- and Two-Family Residential district, a two-family dwelling may be constructed and maintained on a lot which is nonconforming as to minimum lot are and/or minimum lot width, if the lot was of record on May 23, 1960, was in separate ownership on the effective date of this Title, and conforms to all other requirements of the zoning district in which it is located, if the lot contained a two- or more-unit dwelling on the effective date of this Title.**

BUSINESS AND MIXED USE DISTRICTS

TABLE 17.14-2 BUSINESS AND MIXED USE DISTRICTS BULK REGULATIONS					
ft = feet sf = square feet du = dwelling unit B = building and structures P = parking lots	ZONING DISTRICT				
	BL	BC	BR	CBD-1	CBD-2
Minimum Lot Area ¹	Dwelling, Upper Level: 3,000sf/du Drive-thru facilities, Minor Motor Vehicle Service & Repair: 1 acre Other Uses: No minimum lot area	1 acre	1 acre	Dwelling, Upper Level & Multi-family: 1,000 sf/du Nonresidential Uses: No minimum lot area	Single-Family: 5,000sf Two family: 3,750 sf/du Townhouse: 3,000 sf/du Upper Level & Multi Family: 2,200sf/du Non-Residential Uses: 5,000 sf Townhouse, multi family, mixed use development: 100 ft All other uses: 50 ft
Minimum Lot Width	None	None	None	None	4,400 sf
Maximum Building Coverage ²	60%	40%	30%	None	Single-family: 25% All other uses: 40%
Maximum Gross Floor Area per Building	10,000 sq	75,000 sq	None	40,000 sq	10,000 sq
Maximum Building Height	30 ft	40 ft	40 ft	50 ft	40 ft
Front Yard ³	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No Minimum P: Minimum 5 ft	B, P: Minimum 5 ft
Side Yards:					
Interior Side Yard	B: Minimum 5 ft P: None	B: Minimum 10 ft P: None	B: Minimum 15 ft P: None	B: If provided, minimum 5 ft P: None	B: Minimum 5 ft P: None
Exterior Side Yard	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No minimum P: Minimum 5 ft	B, P: Minimum 5 ft
Minimum Rear Yard	B: 20 ft, P: None	B: 30 ft, P: None	B: 30 ft, P: None	B,P: None	B: 20 ft, P: None

All other residential uses: 2,200 sf/du

4,400 sf

¹ The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated to private streets, the area between the backs of curbs of the private street shall be excluded.

² In the CBD-2 District, if a detached garage is provided in lieu of an attached garage, or if an attached garage is accessed via an alley, a) on lots 65 feet or less in width, 500 square feet of additional Building Coverage is allowed, and b) on lots more than 65 feet in width, 250 square feet of additional Building Coverage is allowed.

³ If an existing parking facility is resurfaced or reconstructed, and the parking facility does not meet the current parking setback requirement, the required set back may be reduced by fifty percent (50%). If the existing parking facility is set back at a distance greater than fifty percent (50%) of the required parking facility set back of the Zoning District, the existing parking facility setback shall not be reduced.

Findings of Fact – General Amendment

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

The Comprehensive Plan calls for the need to promote diverse housing options within residential neighborhoods and downtown, which the proposed amendment would help to accomplish:

- Ch. 3 Goals & Objectives, Residential Areas- Goal 1(p.22): “Maintain the City’s image and desirability as a great place to live by preserving and enhancing the diversity, quality, character, safety, affordability, and appeal of residential neighborhoods.”
 - Objective 1: “Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan, and ensure the Zoning Ordinance and other regulatory tools are updated appropriately.”
- C. 3 Goals & Objectives, Commercial & Office Areas- Goal 3 (p.24): “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 9: “Zoning for the Downtown should be analyzed and amended if necessary to adequately accommodate appropriate new development and establish the desirable physical form of the downtown.”
 - Objective 10: “Undue or inappropriate zoning regulations or procedures should be modified or removed as to eliminate unnecessary barriers to Downtown investment.”
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 - “Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City.”
 - “Seek opportunities to provide senior housing within the City, consider locations that are within close proximity to recreation, public transit, healthcare and daily goods and services.”
- Chapter 4 Land Use Plan, Commercial Area Policies (p.48):
 - “Continue to promote mixed use development within Downtown while respecting the historic fabric of the community.”

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

The proposed amendment will help to promote reinvestment and redevelopment surrounding the central core of downtown St. Charles, as well as to encourage the provision of a diversity of housing types. As such, the proposed amendment is consistent with many of the stated purposes of the Zoning Ordinance (Ch. 17.02.020), including protecting the character of established residential neighborhoods, maintaining business areas that are economically viable, conserving the value of property, and implementing the goals of the Comprehensive Plan.

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.

The proposed amendment is more workable than the existing text because it simplifies and standardizes the lot area requirements in the CBD-2 district, and allows for greater flexibility in the types of residential uses that are permitted on a given parcel. The amendment also reflects a change in policy to promote increased housing opportunities around downtown. The *Homes for a*

Changing Region policy document recommends decreasing per unit lot area requirements in the CBD-2 district for this purpose. The amendment also reflects a change in policy to permit certain nonconforming residential properties to continue.

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

The proposed amendment will allow for the creation of higher density around downtown St. Charles, thereby allowing for more types of housing for individuals and families with a variety of needs and preferences. The proposed amendment will also allow a number of nonconforming two-family properties in the RT-4 district and single- and two-family properties in the CBD-2 district to be “grandfathered”, so that they may be reconstructed if destroyed, thereby addressing the issue of disinvestment in nonconforming properties.

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

The proposed amendment will decrease the number of nonconforming properties in the subject zoning district. Currently, 65% of residential parcels in the CBD-2 district comply with the lot area requirements, while 78% will comply as a result of the amendment. This will decrease the number of nonconforming properties by 15.

The proposed amendment will permit existing nonconforming two-family dwellings in the RT-4 district and single- and two-family properties in the CBD-2 district to continue in use and to be reconstructed on undersized lots.

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

The proposed amendment will apply to all property in the City zoned RT-4 and CBD-2.

RT-4 Parcels					
#	Property Number	Street	Land Use	Lot Area (sf)	Lot Area Per Unit(sf)
TWO-FAMILY PROPERTIES					
1	319	INDIANA ST	Two-family	3,600	1,800
2	112	S FIFTH ST	Two-family	4,356	2,178
3	304	S FOURTH AVE	Two-family	4,500	2,250
4	565-595	INDIANA AVE	Two-family (RT-4 portion of Heritage Green; PUD)	4,575	2,287
5	313	CHESTNUT AVE	Two-family	5,000	2,500
6	213	N FOURTH AVE	Two-family	5,000	2,500
7	214	N FOURTH AVE	Two-family	5,000	2,500
8	217	S THIRD AVE	Two-family	5,000	2,500
9	305	ILLINOIS AVE	Two-family	5,000	2,500
10	317	S FOURTH AVE	Two-family	5,000	2,500
11	403	S SIXTH AVE	Two-family	5,000	2,500
12	617	OHIO AVE	Two-family	5,000	2,500
13	404	STATE AVE	Two-family	5,100	2,550
14	205	S FOURTH AVE	Two-family	5,400	2,700
15	210	N FIFTH ST	Two-family	5,940	2,970
16	303	S THIRD ST	Two-family	6,463	3,232
17	309	S THIRD ST	Two-family	7,260	3,630
18	410	E STATE AVE	Two-family	7,300	3,650
19	314	OAK ST	Two-family	7,500	3,750
20	215	N THIRD AVE	Two-family	7,650	3,825
21	514	W STATE ST	Two-family	7,920	3,960
22	203	N FIFTH ST	Two-family	7,920	3,960
23	202	N FIFTH ST	Two-family	7,920	3,960
24	522	CEDAR ST	Two-family	8,712	4,356
25	21	N SIXTH ST	Two-family	8,712	4,356
26	113	S SIXTH ST	Two-family	8,712	4,356
27	121	S SIXTH ST	Two-family	8,712	4,356
28	501	WALNUT ST	Two-family	8,712	4,356
29	322	W ILLINOIS ST	Two-family	8,712	4,356
30	314	ILLINOIS ST	Two-family	8,712	4,356
31	304	STATE AVE	Two-family	10,000	5,000
32	623	INDIANA AVE	Two-family	10,000	5,000
33	623	OHIO AVE	Two-family	10,000	5,000
34	504	S THIRD AVE	Two-family	10,000	5,000
35	203	N FOURTH AVE/308 STATE AVE	Two-family	10,070	5,035
36	316	S SIXTH AVE	Two-family	18,225	9,113
SINGLE-FAMILY PROPERTIES					
37	201	S FOURTH ST	Single-family	4,092	4,092
38	315	INDIANA ST	Single-family	4,212	4,212
39	312	CHESTNUT AVE	Single-family	4,350	4,350
40	122	S FIFTH ST	Single-family	4,356	4,356
41	113	S FOURTH ST	Single-family	4,356	4,356
42	121	S FOURTH ST	Single-family	4,356	4,356
43	220	S FOURTH ST	Single-family	4,356	4,356
44	314	INDIANA ST	Single-family	4,356	4,356
45	308	S FOURTH AVE	Single-family	4,500	4,500
46	513	ILLINOIS ST	Single-family	4,600	4,600

47	313	E ILLINOIS AVE	Single-family	4,600	4,600
48	313	E ILLINOIS AVE	Single-family	4,600	4,600
49	324	S FOURTH ST	Single-family	4,680	4,680
50	408	E STATE AVE	Single-family	4,900	4,900
51	214	CHESTNUT AVE	Single-family	5,000	5,000
52	303	N THIRD AVE	Single-family	5,000	5,000
53	211	N SECOND AVE	Single-family	5,000	5,000
54	209	N THIRD AVE	Single-family	5,000	5,000
55	202	N SECOND AVE	Single-family	5,000	5,000
56	204	E STATE AVE	Single-family	5,000	5,000
57	215	ILLINOIS AVE	Single-family	5,000	5,000
58	211	S THIRD AVE	Single-family	5,000	5,000
59	307	ILLINOIS AVE	Single-family	5,000	5,000
60	218	S THIRD AVE	Single-family	5,000	5,000
61	308	INDIANA AVE	Single-family	5,000	5,000
62	304	S SECOND AVE	Single-family	5,000	5,000
63	308	S SECOND AVE	Single-family	5,000	5,000
64	211	INDIANA AVE	Single-family	5,000	5,000
65	303	S THIRD AVE	Single-family	5,000	5,000
66	311	S THIRD AVE	Single-family	5,000	5,000
67	315	S THIRD AVE	Single-family	5,000	5,000
68	316	S THIRD AVE	Single-family	5,000	5,000
69	311	S FOURTH AVE	Single-family	5,000	5,000
70	314	S FOURTH AVE	Single-family	5,000	5,000
71	316	S FOURTH AVE	Single-family	5,000	5,000
72	412	OHIO AVE	Single-family	5,000	5,000
73	313	S FIFTH AVE	Single-family	5,000	5,000
74	416	S THIRD AVE	Single-family	5,000	5,000
75	311	OHIO AVE	Single-family	5,000	5,000
76	403	S FOURTH AVE	Single-family	5,000	5,000
77	402	S THIRD AVE	Single-family	5,000	5,000
78	403	S FIFTH AVE	Single-family	5,000	5,000
79	407	S FIFTH AVE	Single-family	5,000	5,000
80	501	OHIO AVE	Single-family	5,000	5,000
81	408	S FIFTH AVE	Single-family	5,000	5,000
82	407	S SIXTH AVE	Single-family	5,000	5,000
83	631	OHIO AVE	Single-family	5,000	5,000
84	633	OHIO AVE	Single-family	5,000	5,000
85	635	OHIO AVE	Single-family	5,000	5,000
86	639	OHIO AVE	Single-family	5,000	5,000
87	410	ILLINOIS ST	Single-family	5,229	5,229
88	310	S FOURTH ST	Single-family	5,280	5,280
89	109	S FOURTH ST	Single-family	5,412	5,412
90	412	ILLINOIS ST	Single-family	5,595	5,595
91	206	N FIFTH ST	Single-family	5,940	5,940
92	307	S THIRD ST	Single-family	6,350	6,350
93	203	N THIRD AVE	Single-family	6,500	6,500
94	413	INDIANA ST	Single-family	6,500	6,500
95	409	WALNUT ST	Single-family	6,600	6,600
96	408	ILLINOIS ST	Single-family	6,600	6,600
97	630	OHIO AVE	Single-family	7,100	7,100
98	214	N FIFTH ST	Single-family	7,315	7,315
99	301	S FOURTH ST	Single-family	7,458	7,458

100	304	S THIRD AVE	Single-family	7,500	7,500
101	312	S THIRD AVE	Single-family	7,500	7,500
102	626	OHIO AVE	Single-family	7,500	7,500
103	207	S FIFTH ST	Single-family	7,544	7,544
104	311	S FOURTH ST	Single-family	7,797	7,797
105	224	N 6TH ST	Single-family	7,920	7,920
106	218	N SIXTH ST	Single-family	7,920	7,920
107	212	N SIXTH ST	Single-family	7,920	7,920
108	520	S STATE ST	Single-family	7,920	7,920
109	223	N FIFTH ST	Single-family	7,920	7,920
110	221	N FIFTH ST	Single-family	7,920	7,920
111	215	N FIFTH ST	Single-family	7,920	7,920
112	209	N FIFTH ST	Single-family	7,920	7,920
113	228	N SIXTH ST	Single-family	7,920	7,920
114	515	STATE ST	Single-family	7,920	7,920
115	21	N FIFTH ST	Single-family	7,920	7,920
116	17	N FIFTH ST	Single-family	7,920	7,920
117	114	S SIXTH ST	Single-family	7,920	7,920
118	122	S SIXTH ST	Single-family	7,920	7,920
119	304	S SIXTH AVE	Single-family	7,930	7,930
120	215	N SECOND AVE	Single-family	8,000	8,000
121	221	S FIFTH ST	Single-family	8,107	8,107
122	419	INDIANA ST	Single-family	8,600	8,600
123	109	S SIXTH ST	Single-family	8,712	8,712
124	501	STATE ST	Single-family	8,712	8,712
125	115	N FIFTH ST	Single-family	8,712	8,712
126	514	CEDAR ST	Single-family	8,712	8,712
127	508	CEDAR ST	Single-family	8,712	8,712
128	500	W CEDAR ST	Single-family	8,712	8,712
129	514	W MAIN ST	Single-family	8,712	8,712
130	521	CEDAR ST	Single-family	8,712	8,712
131	517	CEDAR ST	Single-family	8,712	8,712
132	15	N SIXTH ST	Single-family	8,712	8,712
133	103	S SIXTH ST	Single-family	8,712	8,712
134	509	WALNUT ST	Single-family	8,712	8,712
135	423	WALNUT ST	Single-family	8,712	8,712
136	413	WALNUT ST	Single-family	8,712	8,712
137	323	ILLINOIS ST	Single-family	8,712	8,712
138	406	S THIRD AVE	Single-family	9,300	9,300
139	523	STATE ST	Single-family	9,504	9,504
140	304	N SECOND AVE	Single-family	9,513	9,513
141	218	N THIRD AVE	Single-family	10,000	10,000
142	317	INDIANA AVE	Single-family	10,000	10,000
143	619	INDIANA AVE	Single-family	10,000	10,000
144	315	S SEVENTH AVE	Single-family	10,000	10,000
145	404	S FOURTH AVE	Single-family	10,000	10,000
146	215	S FOURTH AVE	Single-family	10,000	10,000
147	218	N FOURTH AVE	Single-family	10,019	10,019
148	622	W WALNUT ST	Single-family	10,032	10,032
149	304	CHESTNUT AVE	Single-family	10,500	10,500
150	615	INDIANA AVE	Single-family	10,786	10,786
151	303	S FIFTH AVE	Single-family	11,000	11,000
152	222	N FIFTH ST	Single-family	12,144	12,144

153	201	CHESTNUT AVE	Single-family	12,500	12,500
154	211	N FOURTH ST	Single-family	13,200	13,200
155	207	S FOURTH ST	Single-family	13,324	13,324
156	318	CHESTNUT AVE	Single-family	13,505	13,505
157	312	N SECOND AVE	Single-family	13,656	13,656
158	213	S FIFTH ST	Single-family	14,454	14,454
159	612	W MAIN ST	Single-family	15,998	15,998
160	406	S SIXTH AVE	Single-family	16,150	16,150
161	612	OHIO AVE	Single-family	17,114	17,114
162	117	S FIFTH ST	Single-family	17,424	17,424
163	502	W MAIN ST	Single-family	17,568	17,568
164	515	WALNUT ST	Single-family	19,008	19,008
165	413	N THIRD AVE	Single-family	20,000	20,000
166	19	S 5TH ST	Single-family	26,136	26,136
NOT PERMITTED RESIDENTIAL USES					
167	314	S FOURTH ST	Three-family	4,200	1,400
168	212	S FOURTH ST	Four-family	8,712	2,178
169	215	N FIFTH AVE	Three-family	7,300	2,433
170	314	S SECOND AVE	Four-family	10,000	2,500
171	214	S SECOND AVE	Three-family	10,000	3,333
172	319	S FOURTH ST	Three-family	14,593	4,864
173	416	N SECOND AVE	Three-family	20,000	6,667
OTHER USES					
174	614	W MAIN ST	Commercial	13,427	
175	619	W MAIN ST	Commercial	7,392	
176	605	W MAIN ST	Commercial	20,369	
177	521	W MAIN ST	Commercial	8,712	
178	521	W MAIN ST	Commercial	16,916	
179	203	ILLINOIS AVE	Commercial	5,000	
180	207	ILLINOIS AVE	Commercial	5,000	
181	211	ILLINOIS AVE	Commercial	5,000	
182	11	S SIXTH ST	Commercial	17,424	
183	210	S FIFTH ST	Commercial	34,847	
184	522	W MAIN ST	Commercial	8,490	
185			Vacant	7,920	
186	203	N FOURTH ST	Parking lot	13,852	
187			Church	17,424	
188	121	N FOURTH ST	Parking lot	8,712	
189			Church	8,712	
190			Church	8,712	
191			Church	8,712	
192	408	CEDAR ST	Church	8,712	
193	408	CEDAR ST	Church	8,712	
194	300	S FOURTH ST	Church	6,000	
195			Parking lot	2,614	
196	211-219	S FOURTH ST	Multi-family (6 units; PUD)	17,560	2,927

CBD-2 Parcels					
#	Property Number	Street	Land Use	Lot Area (sf)	Lot Area Per Unit (sf)
RESIDENTIAL PROPERTIES (NOT INCLUDING SINGLE-FAMILY)					
1	309	WALNUT ST	Multi-family- 6 units (Walnut St. PUD)	3,978	663
2	414	CEDAR AVE	Multi-Family- 6 units	5,000	833
3	15	S FOURTH AVE	Multi-family- 4 units	3,680	920
4	103	S FIFTH AVE	Multi-family- 4 units	5,000	1,250
5	111	S FIFTH AVE	Multi-family- 13 units (Portland Terrace PUD)	19,638	1,511
6	103	N FOURTH AVE	Multi-family- 3 units	5,000	1,667
7	304	ILLINOIS AVE	Multi-family- 3 untis	5,000	1,667
8	302	S THIRD ST	Two-family	3,422	1,711
9	117	S THIRD ST	Multi-Family- 10 units	17,424	1,742
10	215	INDIANA ST	Multi-family- 3 units	5,227	1,742
11	13	S FOURTH AVE	Two-family	3,500	1,750
12	309	WALNUT AVE	Two-family	3,750	1,875
13	214	INDIANA ST	Two-family	4,092	2,046
14	215	WALNUT AVE	Two-family	5,000	2,500
15	118	N FOURTH AVE	Two-family	5,000	2,500
16	513	STATE AVE	Two-family	5,000	2,500
17	117	N SIXTH AVE	Two-family	5,000	2,500
18	18	N SEVENTH AVE	Two-family	5,000	2,500
19	308	ILLINOIS AVE	Two-family	5,000	2,500
20			Multi-family- 16 units (Heritage Square 1 PUD)	40,479	2,530
21	107	S FIFTH AVE	Two-family	5,300	2,650
22	103	S FOURTH ST	Two-family	5,412	2,706
23			Multi-family- 13 units (Heritage Green PUD)	35,424	2,725
24	508	E STATE AVE	Two-family	5,537	2,769
25	216	ILLINOIS ST	Multi-family- 6 units	17,424	2,904
26	20	N FIFTH AVE	Multi-family- 4 units	12,200	3,050
27	104	S SIXTH AVE	Two-family	6,180	3,090
28			Multi-family- 13 untis (Heritage Square 2 PUD)	40,337	3,103
29	328	S THIRD ST	Two-family	6,600	3,300
30	401	S SECOND ST	Multi-family- 4 units	13,286	3,321
31	604-606	CEDAR AVE	Multi-family- 3 units	10,498	3,499
32	326	S THIRD ST	Two-family	7,194	3,597
33	116	N THIRD AVE	Two-family	7,500	3,750
34	325	WALNUT ST	Upper level dwelling	3,916	3,916
35	310	N FOURTH ST	Two-family	7,920	3,960
36	345	S SECOND ST	Two-family	8,059	4,029
37	120	N FOURTH ST	Two-family	8,382	4,191
38	209	INDIANA ST	Two-family	8,451	4,225
39	322	CEDAR ST	Two-family	8,712	4,356

40	312	STATE ST	Two-family	8,910	4,455
41	311	WALNUT AVE	Upper level dwelling	4,527	4,527
42	112	N FIFTH AVE	Two-family	10,000	5,000
43	115	S FOURTH AVE	Two-family	10,000	5,000
44	514	E STATE AVE	Two-family	10,950	5,475
45	302	W STATE ST	Two-family	11,819	5,910
SINGLE-FAMILY PROPERTIES					
46	108	S FOURTH AVE	Single-family	1,850	1,850
47	9	S THIRD ST	Single-family	2,640	2,640
48	308	WALNUT ST	Single-family	3,032	3,032
49	314	W WALNUT ST	Single-family	3,110	3,110
50	116	N SEVENTH AVE	Single-family	3,300	3,300
51	105	S FOURTH AVE	Single-family	3,300	3,300
52	210	S THIRD ST	Single-family	3,300	3,300
53	310	INDIANA ST	Single-family	3,960	3,960
54	112	S SIXTH AVE	Single-family	4,300	4,300
55	218	INDIANA ST	Single-family	4,620	4,620
56	104	S SECOND AVE	Single-family	5,000	5,000
57	211	WALNUT AVE	Single-family	5,000	5,000
58	212	ILLINOIS AVE	Single-family	5,000	5,000
59	218	E ILLINOIS AVE	Single-family	5,000	5,000
60	117	N FOURTH AVE	Single-family	5,000	5,000
61	111	N FOURTH AVE	Single-family	5,000	5,000
62	109	N FOURTH AVE	Single-family	5,000	5,000
63	112	N FOURTH AVE	Single-family	5,000	5,000
64	117	N FIFTH AVE	Single-family	5,000	5,000
65	111	N FIFTH AVE	Single-family	5,000	5,000
66	516	CEDAR AVE	Single-family	5,000	5,000
67	518	CEDAR AVE	Single-family	5,000	5,000
68	704	CEDAR AVE	Single-family	5,000	5,000
69	708	CEDAR AVE	Single-family	5,000	5,000
70	714	CEDAR AVE	Single-family	5,000	5,000
71	16	N SEVENTH AVE	Single-family	5,000	5,000
72	715	CEDAR AVE	Single-family	5,000	5,000
73	18	S THIRD AVE	Single-family	5,000	5,000
74	104	S THIRD AVE	Single-family	5,000	5,000
75	717	CEDAR AVE	Single-family	5,000	5,000
76	202	S THIRD ST	Single-family	5,412	5,412
77	306	S THIRD ST	Single-family	6,000	6,000
78	614	CEDAR AVE	Single-family	6,500	6,500
79	221	S THIRD ST	Single-family	6,831	6,831
80	120	N SIXTH AVE	Single-family	7,100	7,100
81	322	S THIRD ST	Single-family	7,194	7,194
82	520	E STATE AVE	Single-family	7,250	7,250
83	312	S THIRD ST	Single-family	7,260	7,260

84	104	N FOURTH AVE	Single-family	7,500	7,500
85	302	N FOURTH ST	Single-family	7,920	7,920
86	405	WALNUT AVE	Single-family	7,961	7,961
87	114	N FOURTH ST	Single-family	8,382	8,382
88	316	W STATE ST	Single-family	8,514	8,514
89	11	S FOURTH ST	Single-family	8,712	8,712
90	215	ILLINOIS ST	Single-family	8,712	8,712
91	318	S THIRD ST	Single-family	8,861	8,861
92	408	WALNUT ST	Single-family	8,974	8,974
93	21	S FOURTH ST	Single-family	9,372	9,372
94	226	W STATE ST	Single-family	9,999	9,999
95	222	W STATE ST	Single-family	9,999	9,999
96	102	N FIFTH AVE	Single-family	10,000	10,000
97	320	W STATE ST	Single-family	11,088	11,088
98	304	CEDAR AVE	Single-family	12,500	12,500
99	308	STATE ST	Single-family	12,574	12,574
100	405	W MAIN ST	Single-family	13,068	13,068
NON-RESIDENTIAL USES					
101	318	N WALNUT ST	Commercial	3,007	
102	24	S FOURTH ST	Commercial	3,220	
103	15	S THIRD ST	Commercial	3,300	
104	315	WALNUT AVE	Church	3,623	
105	115	S SECOND ST	Commercial	4,000	
106	210	CEDAR AVE	Commercial	4,000	
107			Commercial	4,026	
108	418	S SECOND ST	Commercial	4,500	
109			Parking lot	4,686	
110	309	WALNUT ST	Parking lot	4,704	
111			Parking lot	4,792	
112	700	E MAIN ST	Commercial	5,000	
113	207	CEDAR AVE	Parking lot	5,000	
114	215	CEDAR AVE	Church	5,000	
115	217	CEDAR AVE	Church	5,000	
116	207	WALNUT AVE	Vacant	5,000	
117	615	WALNUT AVE	Library	5,000	
118	103	S SEVENTH AVE	Library	5,000	
119	107	S SEVENTH AVE	Library	5,000	
120	108	E STATE AVE	Commercial	5,000	
121	202	CEDAR AVE	Commercial	5,000	
122			Parking lot	5,000	
123	201	CEDAR AVE	Commercial	5,000	
124	204	ILLINOIS AVE	Commercial	5,000	
125	220	N FIRST AVE	Parking lot	5,009	
126			Parking lot	5,009	

127			Parking lot	5,009
128			Church	5,009
129	11	N SEVENTH AVE	Library	5,009
130	15	S SEVENTH AVE	Library	5,009
131	101	S SIXTH AVE	Church	5,009
132			Parking lot	5,009
133			Parking lot	5,412
134	602	GENEVA RD	Commercial	5,625
135	308	WALNUT ST	Parking lot	5,663
136	203	STATE AVE	Commercial	6,000
137	602	S FIRST ST	Commercial	6,447
138	213	S THIRD ST	Commercial	6,633
139			Vacant	6,840
140	609	WALNUT AVE	Library	7,350
141	209	S THIRD ST	Commercial	7,392
142	716	E MAIN ST	Commercial	7,426
143	700	E MAIN ST	Commercial	7,500
144	118	S SIXTH AVE	Vacant	7,630
145	412	S SECOND ST	Commercial	7,684
146	213	W WALNUT ST	Office	7,788
147	15	N SIXTH AVE	Commercial	7,800
148			Parking lot	8,015
149			Parking lot	8,184
150	404	S SECOND ST	Commercial	8,276
151	330	S SECOND ST	Commercial	8,643
152	317	ILLINOIS ST	Commercial	8,712
153	214	S THIRD ST	Commercial	8,712
154			Parking lot	8,712
155	316	CEDAR ST	Commercial	8,712
156			Access road	9,365
157			Commercial	9,409
158	504	E MAIN ST	Commercial	9,600
159	818	E MAIN ST	Commercial	9,773
160	619	E MAIN ST	Library	9,960
161	805	CEDAR AVE	Commercial	10,000
162	516	E MAIN ST	Commercial	10,000
163	116	E STATE AVE	Commercial	10,000
164			Church	10,019
165	201	S THIRD ST	Commercial	10,032
166	311	S SECOND ST	Commercial	10,112
167	403	S THIRD ST	Commercial	10,560
168	616	ILLINOIS AVE	Library	11,000
169			School	11,021
170	423	S SECOND ST	Commercial	12,115
171	115	S SEVENTH AVE	Library	12,500
172	317	S SECOND ST	Commercial	12,705

173	420	S THIRD ST	Commercial	13,161
174	102	S THIRD ST	Commercial	13,200
175	208	ILLINOIS ST	Parking lot	13,416
176			Library	13,416
177	101	S SECOND ST	Office	13,852
178			Parking lot	14,520
179			Parking lot	15,507
180			Parking lot	16,988
181	411	S SECOND ST	Commercial	17,370
182	505	W MAIN ST	Commercial	17,424
183	224	N FOURTH ST	Industrial	17,424
184	119	N THIRD ST	Public	17,424
185			Church	17,500
186	608	S FIRST ST	Commercial	17,546
187	201	S SECOND ST	Commercial	17,767
188			Railroad	20,038
189			School	25,003
190			Parking lot	28,185
191	413	W MAIN ST	Commercial	32,394
192	610-620	E MAIN ST	Commercial	35,915
193	405	E MAIN ST	Commercial	39,864
194	307	CEDAR AVE	Church	39,945
195			School	40,598
196	440	S THIRD ST	Commercial	43,297
197			Library	45,999

CBD-1 Parcels						
#	Property Number	Street	Land Use	Lot Area (sf)	# Residential Units	Lot Area Per Unit (sf)
RESIDENTIAL PROPERTIES						
1	200	N SECOND ST	Multi-family (Carroll Tower)	37,710	108	349
2	401-409	S FIRST ST	Multi-family (First St. Bldg 7A; PUD)	9,601	16	600
3	300-460	S FIRST ST	Multi-family (Milestone Row; PUD)	21,753	20	1,088
4	225	W MAIN ST	Upper Level	2,408	2	1,204
5	314-316	W MAIN ST	Upper Level	6,600	4	1,650
6	208	W MAIN ST	Upper Level	7,789	4	1,947
7	217	W MAIN ST	Upper Level	2,200	1	2,200
8	107	W MAIN ST	Upper Level	2,420	1	2,420
9	106	E MAIN ST	Upper Level	2,500	1	2,500
10	104	E MAIN ST	Upper Level	2,700	1	2,700
11	221	W MAIN ST	Upper Level	2,786	1	2,786
12	222	W MAIN ST	Upper Level	6,094	3	3,047
13	213	W MAIN ST	Upper Level	3,080	1	3,080
14	119	E MAIN ST	Upper Level	3,125	1	3,125
15	216	W MAIN ST	Upper Level	3,138	1	3,138
16	219	W MAIN ST	Upper Level	3,725	1	3,725
17	211	W MAIN ST	Upper Level	3,960	1	3,960
18	217	S SECOND ST	Upper Level & Multi-family (2 bldgs)	17,081	4	4,270
19	17	N SECOND AVE	Upper Level	4,350	1	4,350
20	218	W STATE ST	Two-family	12,804	2	6,402
21	318-322	W MAIN ST	Upper Level	8,712	1	8,712
22	200	W MAIN ST	Upper Level	20,591	1	20,591
NON-RESIDENTIAL PROPERTIES						
23	311	N SECOND ST	Commercial/office	54,014		
24	305	N SECOND ST	commercial	24,394		
25	300	N SECOND ST	Commercial/office	14,374		
26			parking lot	5,227		
27	200	W STATE ST	parking lot	8,712		
28			vacant	10,019		
29			parking lot	2,614		
30			parking lot	4,356		
31			parking lot	21,780		
32	320	N SECOND ST	Commercial	33,977		
33	113	N THIRD ST	Commercial/office	21,648		
34	118	N THIRD ST	parking lot	13,200		
35			parking lot	34,848		
36			parking lot	15,856		
37			Alley	392		
38	306	W MAIN ST	Office	2,887		
39		W MAIN ST	Alley	1,089		
40	22	N FOURTH ST	Single-family	2,247		

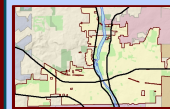
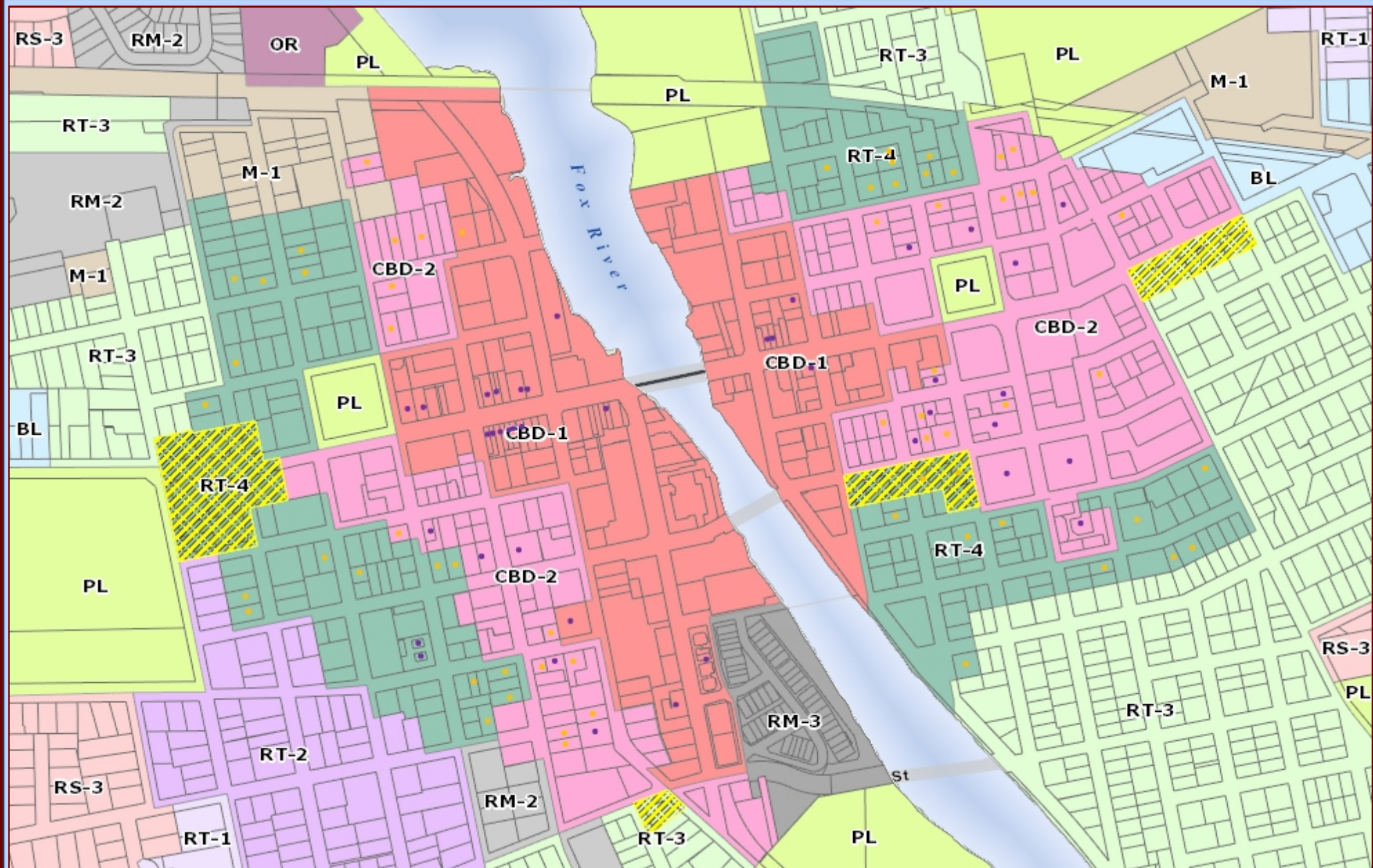
41	312	W MAIN ST	Commercial	5,880		
42			Alley	566		
43	18	N 4TH ST	Commercial	6,596		
44	300	W MAIN ST	Commercial	8,712		
45	11	N THIRD ST	Commercial	11,717		
46	213	CEDAR ST	Commercial	4,356		
47	228	W MAIN ST	Commercial/office	2,684		
48	212	W MAIN ST	Commercial	8,712		
49			parking lot	6,468		
50	216	W MAIN ST	Commercial	1,152		
51	307	W MAIN ST	Commercial	26,136		
52	301 -305	W MAIN ST	Commercial	6,072		
53			parking lot	4,356		
54			parking lot	6,098		
55	203	W MAIN ST	Commercial/office	2,735		
56	214	WALNUT ST	Church	8,712		
57			Church	8,712		
58	13	S SECOND ST	Commercial	8,712		
59	24	S SECOND ST	parking lot	8,712		
60	215	W MAIN ST	Commercial	2,310		
61			Alley	1,518		
62	116	W MAIN ST	Commercial	17,208		
63	100	W MAIN ST	Hotel	44,431		
64	117	W MAIN ST	Commercial	5,400		
65	113	W MAIN ST	Commercial/theater	2,520		
66	109	W MAIN ST	Commercial	2,332		
67	24	S SECOND ST	Office	4,270		
68	5	S FIRST ST	Commercial	1,392		
69	103-105	W MAIN ST	Commercial/office	4,777		
70	114	WALNUT ST	Alley	5,046		
71			Alley	828		
72			Parking lot	8,799		
73		S SECOND ST	Alley	1,655		
74	24	S SECOND ST	Office	2,640		
75	111	W MAIN ST	Commercial/theater	2,904		
76			Alley	218		
77		S 1ST ST	Plaza	6,830		
78			Alley	1,270		
79	1	W MAIN ST	Vacant	3,400		
80		1ST ST	Vacant	3,805		
81		S 1ST ST	Vacant	10,851		
82		S 1ST ST	Vacant	6,024		
83		S 1ST ST	Vacant	4,927		
84		S 1ST ST	Vacant	2,915		
85			Police station	4,312		
86	10	STATE AVE	Police station	9,875		
87	2	STATE AVE	Parking lot	23,087		

88		N RIVERSIDE AVE	Police station	7,797	
89	211	N RIVERSIDE AVE	Police station	17,032	
90		N RIVERSIDE AVE	Parking lot	12,197	
91	101	N FIRST AVE	Parking lot	50,426	
92	113	N SECOND AVE	Commercial	5,000	
93	116	CEDAR AVE	Commercial	6,500	
94	105	N SECOND AVE	Commercial	5,000	
95	112	N RIVERSIDE AVE	Century Station	15,043	
96	112	N RIVERSIDE AVE	Fire Station	9,058	
97	2	E MAIN ST	Municipal Building	6,055	
98			Municipal Building	3,311	
99			Municipal Building	871	
100			Municipal Building	5,750	
101	2	E MAIN ST	Municipal Building	15,090	
102			Municipal Building	4,956	
103			Municipal Building	5,447	
104	16	N FIRST AVE	Commercial	3,750	
105	14	N FIRST AVE	Commercial	3,750	
106	102	E MAIN ST	Commercial	2,300	
107	11	N SECOND AVE	Office	4,200	
108	112	E MAIN ST	Commercial	2,701	
109	108	E MAIN ST	Commercial	2,407	
110	115	CEDAR AVE	Commercial	3,858	
111	8	N SECOND AVE	Commercial	5,000	
112			Parking lot	2,483	
113			Parking lot	12,502	
114	1	E MAIN ST	Office	7,025	
115	9	E MAIN ST	Commercial/office	2,672	
116	13	E MAIN ST	Commercial/office	3,509	
117	15	E MAIN ST	Commercial/office	1,340	
118	101	S FIRST AVE	Parking lot	36,208	
119	111	E MAIN ST	Office	2,500	
120	113	E MAIN ST	Commercial/office	1,563	
121	7	S SECOND AVE	Commercial/office	3,525	
122	11	S SECOND AVE	Commercial/office	5,760	
123	17	S SECOND AVE	parking lot	2,340	
124	107 -109	E MAIN ST	Commercial	4,903	
125	101	E MAIN ST	Commercial/theater	15,129	
126			parking deck	2,004	
127	15	S THIRD ST	parking deck	5,000	
128	200	WALNUT AVE	parking deck	7,346	
129	201	E MAIN ST	Commercial	3,604	
130	215	E MAIN ST	Museum, parking deck	19,152	
131		E MAIN ST	Commercial	2,991	
132	100	S FIRST AVE	Commercial	5,656	
133	106	S FIRST AVE	Commercial	6,972	
134	116	S FIRST AVE	parking lot	16,945	
135			parking lot	4,487	

136		S SECOND AVE	parking lot	5,009		
137	115	S SECOND AVE	parking lot	10,000		
138	313	E MAIN ST	Commercial	10,300		
139	108	S SECOND ST	Office	23,164		
140		S SECOND ST	Vacant	5,790		
141	164	S 1ST ST	Vacant	3,787		
142		S 1ST ST	Vacant	13,429		
143		S 1ST ST	Vacant	12,632		
144		S 1ST ST	Vacant	23,190		
145		S 1ST ST	Vacant	9,755		
146	202	S SECOND ST	Commercial	6,996		
147			Parking lot	6,270		
148			Parking lot	4,224		
149		12 N 3RD ST	Commercial	8,782		
150			Commercial/church	7,536		
151			Commercial	17,446		
152			Railroad	134,213		
153			Commercial/office (first st. plaza bldg)	54,001		
154		S 1ST ST	Parking lot	16,947		
155		S 1ST ST	Parking lot	3,361		
156	1	ILLINOIS ST	Commercial/office	42,075		
157	214	S FIRST ST	Commercial	14,091		
158	12	INDIANA ST	Parking lot/museum	31,248		
159			Parking lot	436		
160			parking lot	12,741		
161	216	RIVERSIDE AVE	Office	10,814		
162	411	S FIRST ST	Office	7,656		
163	415	S FIRST ST	Commercial	6,823		
164	100	PRAIRIE ST	Commercial	10,857		
165	300	S SECOND ST	Commercial	69,141		
166	318	S SECOND ST	Commercial	8,131		
167	324	S SECOND ST	Parking lot	6,784		
168		S 2ND ST	Parking lot	9,923		
169		S 2ND ST	parking lot	7,773		
170		S 2ND ST	Vacant	7,698		
171	401	S FIRST ST	Parking lot	15,074		



Two-family & Multi-family RT-4 & CBD



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
Printed on: September 30, 2015 04:33 PM



Orange = Two-family
Purple = Multi-family/Upper level

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