

ORDINANCE NO. ____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as
“Sam’s Club Car Wash,”
Parcel Number 03-26.0-200-019)**

WHEREAS, the applicant, Core States Engineering, is requesting to provide an automatic two-bay car wash for Sam’s Club located at 1350 West Highway 50 and the applicant proposes to rezone the property from B-1(P) to B-1(P), Planned Community Business District, pursuant to the proposed development shown on the attached Preliminary Site Sketch (Exhibit B); and

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O’Fallon for a zoning change from B-1(P) Planned Community Business District to B-1(P) Planned Community Business District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit A); and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on February 26, 2008, in accordance with state statute, and recommended to approve the petitioner’s request to obtain B-1(P) Planned Community Business District zoning for the property with a vote of 7-ayes to 0-nays subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit B); and

WHEREAS on March 10, 2008 and March 24, 2008 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment. That upon the effective date of this

Ordinance, the described property, known as “Sam’s Club Car Wash”, be henceforth classified as zoning district B-1(P) Planned Community Business District as shown on the attached Exhibit A and with the conditions as listed below:

1. Detention basin capacity and operation shall be verified and approved as part of the construction plans prior to the issuance of a building permit.
2. The detention area and the entire site shall be maintained free of man-made debris/ trash.
3. The external CMU building materials shall be dyed or painted, and the roof style and color will match that of the existing, adjacent fuel facility.
4. A revised landscape plan shall be submitted and approved prior to approval by Council.
5. The hours of operation for the car wash shall be the same as the fueling station.
6. The proposed berm along Highway 50 shall extend approximately 100 feet east to the detention area.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this ___ day of April 2008.

ATTEST:
(seal)

Approved by the Mayor this ___ day
of April 2008.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Polites	N. Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Engler	Mouser	Reckamp	J. Drolet	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									