

ORDINANCE NO. _____

**An Ordinance Amending
Ordinance 623, Zoning Districts
of the City of O’Fallon, Illinois
(Planned Use Development
known as “Shoppes at Green
Mount” Parcel Numbers
03-36.0-200-010 and
03-36.0-200-011)**

WHEREAS, the petitioners, O’Fallon Development Group, Inc., are requesting 36.63 acres of land located generally located in the northwest quadrant of the intersection of Interstate 64 and N. Green Mount Road and more specifically described in Exhibit A, be rezoned from A, Agriculture, to B-1P, Planned Community Business; and

WHEREAS, the petitioner filed an application with the Planning Commission of the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 2052, “Planned Uses,”; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on March 9, 2004 in accordance with state statute, and voted 8-2 to approve the petitioner’s request to obtain Planned O-1 and B-1 District zoning for the property subject to the conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit B);

WHEREAS, the Community Development Committee of the City Council reviewed this project initially on April 6, 2004, and after subsequent meetings and consideration recommended at its June 15, 2004 meeting 5-0 approval of the Zoning Amendment with conditions contained in Exhibit B; and

WHEREAS, the applicant has agreed to develop the property and buildings in accordance with the recommendations of staff, and all applicable laws, including City Ordinance 2052 regulating Interim Planned Uses, in a manner considerate of adjoining properties, and to protect the general public safety, health, and welfare.

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 and Preliminary Site Plan. That upon the effective date of this Ordinance, the described property, known as “Shoppes at Green Mount” Planned Use, be henceforth classified as zoning district O-1P Planned Office and B-1P, Planned Community Business from its present Ag zoning designation in St. Clair County and that said development be approved and constructed in accordance the conditions set forth in Exhibit B.

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 _____, 2004.

ATTEST:
(seal)

Approved by the Mayor this _____ day
of _____.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Horton	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									