

**ORDINANCE NO. \_\_\_\_\_**

**An Ordinance Amending  
Ordinance 623, Zoning Districts  
of the City of O’Fallon,  
Illinois (Planned Use  
Development known as  
“Lakes at Green Mount  
Planned Commercial and  
Residential Development”  
Parcel Number  
03-36.0-401-010)**

**WHEREAS**, the petitioners, Central Park Plaza Condominium, LLC, are requesting 25.04 acres of land located generally located along Frank Scott Parkway and adjacent to the western edge of the Green Mount Lakes Apartment Development, and more specifically described in Exhibit A, be rezoned from B-1, Community Business, to MR-2 P Planned Multi-Family and 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 May 11, 2004 in accordance with state statute, with said hearing being continued until June 8, 2004, and the Commission voted 8-0 to approve the petitioner’s request to obtain MR-2P and B-1P 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 June 15, 2004, and after subsequent consideration recommended 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 “Green Mount Lakes Planned Commercial and Residential Development” Planned Use, be henceforth classified as zoning district MR-2P Planned Multi-Family and B-1P Planned Community Business, from its present B-1 zoning designation in the City of O’Fallon and that said development be approved and constructed in accordance

the conditions set forth in Exhibit B. Both the commercial and residential components of the zoning amendment are contingent upon the validity of the provisions of the annexation agreement applicable to this zoning amendment, and that if the agreement were determined to be invalid this proposed zoning amendment would become null and void

**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.

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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									