

ORDINANCE NO. _____

**An Ordinance Amending
Ordinance 623, Zoning
Districts of the City of
O’Fallon, Illinois (Planned
Use Development known
as “The Ginger Shop”
Parcel Number
04-30.0-225-015)**

WHEREAS, the petitioner, Ginger Kammler, is requesting 6,000 square feet of land located at 106 & 108 W. State Street in O’Fallon, IL be rezoned from B-1, Community Business, to B-1(P), Planned Community Business pursuant for the proposed development shown on the attached Preliminary Site Plan (Exhibit B); 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 August 10, 2004 in accordance with state statute, and voted 9-0 to approve the petitioner’s request to obtain B-1(P) 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 A);

WHEREAS, the Community Development Committee of the City Council reviewed this project on August 17, 2004, and recommended approval of the Preliminary Site Plan with conditions by a vote of 4-0; and

WHEREAS, the applicant has agreed to develop the property and buildings in accordance with the attached Preliminary Site Plan, along with the building types and materials included in Exhibit B, and consistent 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 “The Ginger Shop” Planned Use, be henceforth classified as zoning district B-1(P), Planned Community Business from its present B-1 zoning

