

ORDINANCE NO. _____

**An Ordinance Amending Ordinance
623, Zoning Districts of the
City of O’Fallon, Illinois (Planned Use
Development known as
“Mark Feltman” Parcel Numbers
04-29.0-301-004 and 04-29.0-301-005)**

WHEREAS, the petitioner, Mark Feltman, is requesting 11,800 square feet of land located at 229 & 231 E. State Street in O’Fallon, IL be rezoned from SR-3, Single Family Residence Dwelling, 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 October 12, 2004 in accordance with state statute, and voted 8-0 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 October 19, 2004, and recommended approval of the Preliminary Site Plan with conditions by a vote of 5-0; 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 “Mark Feltman” Planned Use, be henceforth classified as zoning district B-1(P), Planned Community Business from its present SR-3 zoning designation and that said development be approved as a Planned Development and constructed in

accordance with the proposed Preliminary Site Plan and the conditions set forth in Exhibit A. The terms and conditions of the approval are as provided in the attachments from the Planning Commission and Community Development and include the following:

1. The fence shall be relocated to be included on one property, or additional fencing installed along the property line between 229 and 231 E. State Street, if the applicant sells the property at 229 E. State Street.
2. The signage for the 231 E. State Street property (proposed dog grooming business) shall be limited to a 3' by 4' monument sign located in the front yard. The location of the sign shall be approved by City staff.
3. The Interim Planned Use will regulate any change in use and proposed improvements to the property at 229 E. State Street (the existing single-family residence).
4. Building permits must be obtained for the property at 231 E. State Street prior to making improvements.
5. The dog grooming business shall not include boarding of animals and shall not keep animals outside.

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 _____.

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									