

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING
DISTRICTS OF THE
CITY OF O’FALLON,
ILLINOIS (PLANNED USE
DEVELOPMENT KNOWN
AS “COWDEN STORAGE
BUILDING” PARCEL
NUMBER (03-25.0-101-021)**

WHEREAS, the petitioners, Dennis and Linda Cowden, are requesting 5,000 square feet of land located at 117 Carbon Hill Road in O’Fallon, IL be rezoned from B-2, General Business District, to B-2(P), Planned General Business District, pursuant for the proposed development shown on the attached Preliminary Site Plan (Exhibit B); and

WHEREAS, the petitioners 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 December 14, 2004, in accordance with state statute, and voted 9-0 to approve the petitioner’s request to obtain B-2(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 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 “Cowden Storage Building” Planned Use, be henceforth classified as zoning district B-2(P), Planned General Business, from its present B-2, General Business, 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

