

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING
DISTRICTS OF THE
CITY OF O'FALLON, ILLINOIS
(PLANNED USE DEVELOPMENT
KNOWN AS "O'FALLON
PROFESSIONAL PARK, LOT 2"
PARCEL NUMBER
(04-31.0-107-022)**

WHEREAS, the petitioner, NG Investments, LLC, is requesting 5.17 acres of land located along Pierce Boulevard, just east of North Green Mount Road in O'Fallon, IL be rezoned from A, Agriculture, to O-1(P), Planned Office, 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 December 14, 2004, in accordance with state statute, and voted 9-0 to approve the petitioner's request to obtain O-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 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 "O'Fallon Professional Park, Lot 2" Planned Use, be henceforth classified as zoning district O-1(P), Planned Office from its present A, Agricultural, 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 include the following:

1. The applicant will need to submit detailed landscaping plans, lighting plan and sign design plans.
2. The applicant will be required to install an earth berm and landscaping along Pierce Boulevard and buffer yards along the north and east property lines.
3. The applicant may attach some buildings, but the maximum square footage of office space may not exceed 51,180 square feet.
4. All buildings will be constructed using 100% masonry exteriors with angled or hipped rooflines.
5. A sidewalk will be required along the entire length of Pierce Boulevard.
6. A cross access easement will need to be recorded across the parking areas connecting Lot 1 to Lot 2 of O'Fallon Professional Park.
7. A minor subdivision will be required which will show all proposed easements and lot configurations.
8. The final storm water plan design will need to be submitted with the improvement plans for the development and will need to be approved by staff.
9. The buffer yards along the north and east property lines shall include a mixture of evergreen and deciduous trees to provide more dense vegetation where appropriate.

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									