

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

**An Ordinance Amending Ordinance  
623, Zoning Districts of the  
City of O’Fallon, Illinois (Amended  
Planned Use Development  
known as “Shoppes at Green Mount”  
Parcel Numbers 03-36.0-200-010 and  
03-36.0-200-011)**

**WHEREAS**, the petitioners, O’Fallon Development Group, Inc., are requesting amendment of the B-1P and O-1P Planned Zoning for 36.63 acres of land located generally located in the northwest quadrant of the intersection of Interstate 64 and N. Green Mount Road and more specifically described in Exhibit A, be rezoned from A, Agriculture, to B-1P, Planned Community Business; and

**WHEREAS**, the purpose of this Amended Planned Use Zoning is to allow for the modification of the maximum height requirement in the B-1P zoning district of 92’ as it relates to a proposed 120’ flag pole design cell tower proposed for construction and ownership by Sprint, as well as modification of the setbacks for the cell tower, which are proposed at 25’ from the property lines of a 50’ x 50’ parcel to be known as Lot 14 of the Shoppes at Green Mount, with the City’s cell tower ordinance requiring a setback of half the tower height (60’ in this case).

**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 February 8, 2005 in accordance with state statute, and voted unanimously to approve the petitioner’s request to Amend the existing Planned Use zoning for the Shoppes at Green Mount, subject to the conditions as outlined in the adopted Planning Commission Report and all Exhibits, attached hereto and declared to be an inseparable part hereof;

**WHEREAS**, the Community Development Committee of the City Council reviewed this project at its meeting on February 14, 2005, determined the project to be necessary in the interest of the public health, safety, and welfare, and recommended 4-0 for approval of the Amended Planned Use to allow the tower;

**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.



*Shoppes at Green Mount Zoning Amendment*

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