

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

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O'Fallon,  
Illinois [Planned Use Development known  
as "O'Fallon Storage" Parcel Number  
(03-26.0-108-006)]**

**WHEREAS**, the applicant, Rob Wessel, H.W. Properties, is requesting to construct mini-warehouses at 1606 Frontage Road, and the applicant proposes to rezone the property from B-2 to B-2(P), Planned General Business District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit B); and

**WHEREAS**, the applicant has filed an application with 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 April 12, 2005, in accordance with state statute, and recommended to approve the petitioner's request to obtain B-2(P) District zoning for the property subject to the conditions as outlined in the reports from the Planning Commission, Community Development Committee, and City Council reports, attached hereto and declared to be an inseparable part hereof (Exhibit A);

**WHEREAS**, on April 25, 2005, the Community Development Committee of the City Council reviewed and recommended the project for approval with certain conditions as outlined in Section 1 of this ordinance; 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 "O'Fallon Storage" Planned Use, be henceforth classified as zoning district B-2(P), Planned General Business, from its present B-2 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 and include the following conditions:

1. The mini-warehouse buildings shall be constructed with Hardi panel, or fiber-cement siding with a metal hipped roof.
2. A 6' fence shall be installed around the perimeter of the mini-warehouse development. The fence along the south property line shall be a decorative metal fence and continue approximately 10' around the southwest and southeast corners of the property and a 6' chain link fence shall be accepted along the north, east and west property lines.
3. A variance shall be granted to allow the 15' 3" rear setback.

**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 \_\_\_\_\_.

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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	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									