

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O'Fallon,
Illinois [Planned Use Development known
as "Reliance Bank Development" Parcel
Number (03-25.0-408-033)]**

WHEREAS, the applicant, Reliance Bank, is requesting to construct a banking facility/office building at 1571 N. Green Mount Road and the applicant proposes to rezone the property from B-1, Community Business District, to B-1(P), Planned Community 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 May 10, 2005, in accordance with state statute, and recommended to approve the petitioner's request to obtain B-1(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 May 23, 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 "Reliance Bank Development" Planned Use, be henceforth classified as zoning district B-1(P), Planned Community Business District, from its

present B-1 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 property may be subdivided into a two (2) lot commercial subdivision only after submission of a generalized concept plan to staff as described above showing utility, parking, and cross-access design for future development.
2. The property shall be denied direct access to W. Highway 50. A cross access agreement shall be obtained with the property owner to the northwest to provide the development access to W. Highway 50.
3. The property shall be limited to one ingress/egress point to N. Green Mount Road. A cross access agreement shall be platted on Lot 2 to provide access to Lot 1.
4. A sidewalk shall be constructed along N. Green Mount Road and W. Highway 50.
5. Signage shall be limited to flush-mounted signs on the building and one monument sign constructed in accordance with the City's Sign Ordinance.
6. A berm with evergreen landscaping shall be installed along the south and southwest property lines to buffer the Misty Valley Subdivision from the development.
7. If the property owner of Lot 15 of Misty Valley Subdivision desires a fence, the developer shall install a 6' privacy fence on Lot 15 in addition to the berm and landscape buffer.
8. A final landscape plan shall be submitted and approved by staff prior to the installation of landscaping. The landscape plan shall include landscaping around the perimeter of the building and parking area and also include landscaping in the interior of the parking area.

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	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

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