

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

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O'FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS "AHL  
PROPERTY SUBDIVISION" PORTION  
OF PARCEL NUMBER 03-14.0-300-001)**

**WHEREAS**, the petitioner, MSJB Investments, is requesting 76.84 acres of land described in Exhibit A be rezoned from Agriculture to SR-1B, Single-Family Residence as shown on the proposed development plan included as Exhibit C; 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; and

**WHEREAS**, said Planning Commission of the City of O'Fallon, Illinois held a public hearing on June 28, 2005, according to state statute, and recommended in a vote of seven (7) ayes to one (1) nay to approve the petitioner's request to obtain "SR-1B" 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 B);

**WHEREAS**, the Community Development Committee of the City Council reviewed this project on July 11, 2005, and unanimously recommended approval of the Zoning Amendment; and

**WHEREAS**, the Community Development Committee of the City Council recommended the petitioner's requested 30% lot coverage variance for single story homes, and the variance will need to be either formally approved separately by the ZBA or by future Planned Use Zoning of the property.

**WHEREAS**, the annexation of territory is subject to and contingent upon the approval of an Annexation Agreement by Resolution by the City Council.

**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.** That upon the effective date of this Ordinance, the described property, known as "Ahl Property Subdivision," be henceforth classified as zoning district SR-1B, Single-Family from its present Agriculture zoning designations.

**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									