

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

**An Ordinance Amending Ordinance  
623, Zoning Districts of the  
City of O’Fallon, Illinois [Planned Use  
Development known as “Full Circle  
Services & Supply” Parcel Numbers  
(04-29.0-320-038, 04-29.0-320-015,  
04-29.0-320-016)]**

**WHEREAS**, the applicants, Carlos and Carlotta Perez, Full Circle Services & Supply, are requesting to provide general automotive repair uses at an existing building located at 510 S. Lincoln Avenue and the applicants propose to rezone the property from B-1 to B-2(P), Planned General Business District, pursuant to the proposed development shown on the attached Preliminary Site Sketch (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 and continued the public hearing on June 28, 2005, in accordance with state statute, and recommended to deny the petitioner’s request to obtain B-2(P) District zoning for the property, 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 July 11, 2005, the Community Development Committee of the City Council reviewed and recommended the project for denial 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 Sketch, 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; and

**WHEREAS**, the City Council has determined that it is in the community’s interest to allow the applicant to develop the property and buildings in accordance with the attached Preliminary Site Sketch, 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 “Full Circle Services & Supply” Planned Use, be henceforth classified as zoning district B-2(P), Planned General Business, 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 Sketch and the conditions set forth in Exhibit A. The terms and conditions of the approval include the following conditions:

1. The rear yard (east property line) shall include a 12’ buffer yard with a 6’ wood stockade fence, trees and landscaping in accordance with the buffer yard requirements.
2. All area designated for parking must be paved and striped. Twenty-one (21) parking spaces are required and may not be used for vehicles storage or storage of U-Haul rental vehicles.

**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									