

ORDINANCE NO. _____

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

WHEREAS, the petitioner, MSJB Investments, is requesting 5.00 acres of land described in Exhibit A be rezoned from Agriculture to B-1(P), Planned Community Business as shown on the Plat of Survey 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 unanimously to approve the petitioner's request to obtain "B-1(P)" 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 with Planning Commission recommended conditions; and

WHEREAS, the annexation of territory is subject to and contingent upon the April 4, 2005 approved Annexation Agreement for the property.

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 "Glarnar Property," be henceforth classified as zoning district B-1(P), Planned Community Business from its present Agriculture zoning designations and in accordance with the conditions set forth in the Planning Commission Report.

Section 2. Future Development. That all future development proposals for the property will enter the Planned Use Process.

Section 3. 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 4. 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									