

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Planned Use Development known as
“Allisanna, Office Building”
Parcel Number (04-30.-300-015)**

WHEREAS, the applicant, Richard Cecil, Allisanna, LLC, proposes to demolish a single family residence and construct a professional office building at 702 W. Hwy. 50., and has requested and heretofore filed a petition with the Planning Commission of the City of O’Fallon for a zoning change from SR-2, Single-Family Residential), to O -1(P), Planned Office 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 October 11, 2005, in accordance with state statute, and recommended to approve the petitioner’s request to obtain to O -1(P), Planned Office 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 October 24,2005, 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 “Allisanna, Office Building” SR – 2, Single-Family Residential, be henceforth classified as zoning district O -1(P) Planned Office District,

from its present SR- 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 property is limited to office and business service use and shall not be used for retail use.
2. Should the hours of operation change, either by this or any subsequent occupant, the necessary lighting requirements should be re-evaluated.
3. Landscaping plan should be finalized. This buffer will minimize the impact on the adjacent property to the north and west which are still in residential use
4. The City property to the east is acquired and integrated into the design of this project as provided in the site plan.
5. The landscape buffer required to the west and north, shall consist of a more densely planted landscaped buffer and no fence, which is consistent with the landscaping and buffer plan used at the Scott Credit Union just to the west.

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									