

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

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois (Planned Use Development known  
as “Premier Properties, Office Buildings”  
Part of Parcel Number (03-36.0-200-011)**

**WHEREAS**, the applicant, Premier Properties Inc., proposes to build three (3), two-story office buildings at 1417, 1425 & 1433 N. Green Mount Rd, and has requested and heretofore filed a petition with the Planning Commission of the City of O’Fallon for a zoning change from O-1(P), Planned Office District to O-1(P), Planned Office District “as amended”, 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 Unanimously recommended to approve the petitioner’s request to obtain to O-1(P), Planned Office District “as amended”, 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 “Premier Properties Office Buildings” (O-1(P), Planned Office District), be henceforth classified as zoning district O-1(P), Planned Office



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