

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

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O'Fallon,  
Illinois (Planned Use Development  
known as "Enterprise Rent-a-Car"  
Part of Parcel Number  
(03-25.0-407-026)**

**WHEREAS**, the applicant, Tim Hof, Enterprise Rent-a-Car, proposes to construct a car leasing and truck rental office at 909 W. Highway 50, and has requested and heretofore filed a petition with the Planning Commission of the City of O'Fallon for a zoning change from B-1, Community Business District, to B-1(P), Planned Community Business 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 25, 2005 and continued the hearing on November 8, 2005, in accordance with state statute, and unanimously recommended to approve the petitioner's request to obtain to B -1(P), Planned Community Business 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 November 14, 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 "Enterprise Rent-a-Car", be henceforth classified as zoning district B-1 (P) Planned Community Business District, 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 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. Jack Schmitt Drive shall be extended as proposed in the site plan and in accordance with the Schmitt Office Park Minor Subdivision.
2. A 3' variance shall be approved from the maximum 12' sign width, thereby granting a sign not to exceed 15' in length, 3' in width, and 20' height. The sign pole shall be encased, per ordinance.
3. A sidewalk shall be constructed along the W. Hwy. 50 Frontage Road.

**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									