

ORDINANCE NO. _____

**An Ordinance Amending Ordinance
623, Zoning Districts of the
City of O’Fallon, Illinois
Planned Use Development known as
“Subaru of O’Fallon”
1290 Central Park Drive**

WHEREAS, the applicant, John Hanna of Tish Enterprises LLC., proposes to construct an 11,500+ square foot car dealership facility for new motor vehicle sales and ancillary repairs, including collision repair, at 1290 Central Park Drive, and has requested and heretofore filed a petition with the Planning Commission of the City of O’Fallon for a zoning change from rezoned 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 November 22, 2005 in accordance with state statute, and a unanimously voted to recommend approval of the petitioner’s request to obtain 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); and

WHEREAS on November 28, 2005 the Community Development Committee of the City Council reviewed and recommended the project for approval with certain conditions; 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 “Subaru of O’Fallon” B-1, Community Business District, be henceforth classified as zoning district B-1(P), Planned Community

