

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

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois [Planned Use Development known  
as “First Bank Development” Parcel  
Number (03-25.0-409-012)]**

**WHEREAS**, the applicant, First Bank, is requesting to construct a banking facility/office building at 804 W. Highway 50 and the applicant proposes to rezone the property from SR-3, Single-Family Residence Dwelling District, 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**, the applicant has agreed to post a Letter of Credit in the amount of \$45,330 for the future construction of a sidewalk within First Bank’s property along the entirety of the W Highway 50 frontage; and

**WHEREAS**, the final grading approved during the Final Site Plan phase for the development will accommodate the construction of same sidewalk at a cost in accordance with the posted Letter of Credit amount; and

**WHEREAS**, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on January 24, 2006, in accordance with state statute, and recommended to approve the petitioner’s request to obtain O-1(P) 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 February 13, 2006, 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 "First Bank Development" Planned Use, be henceforth classified as zoning district O-1(P), Planned Office District, from its present SR-3 zoning designation and that said development be approved as a Planned Development and constructed in accordance with the proposed Preliminary Site Plan attached as Exhibit A and with conditions set forth below. The terms and conditions of the approval are as provided in the attachments and include the following conditions:

1. A Letter of Credit in an amount of \$45,330 be posted by the applicant for the future construction of the Highway 50 sidewalk. The Final Site Plan shall show grading in a manner that accommodates the sidewalk's future construction for the amount posted in the Letter of Credit. If applicable, the applicant shall bear the cost difference between the Letter of Credit amount and the actual cost of construction resulting from additional grading and/or utility relocation.
2. The applicant show a sidewalk along the Green Mount Rd frontage during Final Site Plan review and construct said sidewalk at the time of project construction.
3. The City Council grants a variance to the Code of Ordinances' to permit the applicant to construct two monument style freestanding signs in the manner shown in the attached Preliminary Site Plan (Exhibit B).

**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									