

ORDINANCE NO. _____

An Ordinance Amending Ordinance 623, Zoning Districts of the City of O’Fallon, Illinois (Planned Use Development known as “Cornerstone Management” located at 1906 W. Hwy 50

WHEREAS, the applicants, Don Johnson and Laurie Richezza, Cornerstone Management, LLC, propose to demolish a single family residence and construct a professional office building at 1906 W. Hwy. 50., and have 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 June 27, 2006, in accordance with state statute, and recommended to approve 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 July 10, 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 “Cornerstone Management” 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 following condition.

1. A fire hydrant shall be installed at the northwest corner of Brookside Dr. and the Frontage Rd. with the City responsible for the cost of the hydrant, tee, and valve and the contractor responsible for its installation. The hydrant shall be installed prior to the issuance of a final Certificate of Occupancy for the development.
2. Construction of a minimum 5’ tall maintenance free vinyl fence along the north property line and extending 30’ south along the east and west property lines.
3. Monument sign shall be a maximum 6’ tall and 8’ wide, consistent with previous approvals for Highway 50 residential conversions.

4. Location of an "Exit Only" sign at the eastern access point.
5. Removal of the existing chain link fence if it is, in fact, on the property.
6. Revised elevations showing a minimum 3' tall band of brick or stone around the rear and side facades.

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									