

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “Radloff
Veterinary Clinic,” Parcel Number 03-25.0-
409-013)**

WHEREAS, the applicants, Chris Radloff and Linda Radloff, propose to open a veterinary clinic on 0.82 acres of land at 807 West State Street; and

WHEREAS, the applicants have requested and heretofore filed a petition with 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 A); and

WHEREAS, the applicant has requested that a variance be granted by the City Council to allow the eastern side of the property to maintain a width of 5.31 feet from the edge of the drive aisle to the property line, rather than the required 7 feet for a landscape buffer, as indicated on the attached preliminary site plan (Exhibit A), and the City Council has determined that such a variance to the landscape buffer is reasonable; 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 September 12, 2006 and was continued to September 26, 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 with a vote of 9-ayes to 0-nay subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit B); and

WHEREAS on October 9, 2006 and October 30, 2006 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval.

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. That upon the effective date of this Ordinance, the described property, known as “Radloff Veterinary Clinic”, be henceforth classified as zoning district B-1(P) Planned Community Business District as shown on the attached Exhibit A and with the conditions as listed below:

1. Proposed text amendment is approved by City Council
2. An approved signage plan is provided
3. An approved landscaping plan is provided.
4. An approved lighting plan is provided for the parking lot.
5. A variance is granted to allow the eastern side of the property to maintain a width of 5.31 feet from the edge of the drive aisle to the property line for a landscape buffer, rather than the

- required 7 feet. Plantings along the drive aisle will be chosen from an approved list of small plants provided to the applicant.
6. Proper waste disposal is provided.
 7. No odors are detected beyond the property line.
 8. No dog runs or play areas are provided.
 9. No indoor or outdoor kennels are provided. No boarding of animals would be permitted outside of that associated with veterinary care procedures.
 10. Sound attenuation is verified by a design professional.
 11. Cross-access with adjacent properties will be required upon redevelopment of the site with a new principle structure or substantial expansion of the existing structure.
 12. A sidewalk shall be constructed along State St.
 13. The exterior of the home shall remain substantially as it currently is.
 14. Animals are to be maintained only inside the existing home
 15. The existing sign on the building will remain, with the face to be replaced.

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									