

**ORDINANCE NO.**

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O'Fallon,  
Illinois (Development known as "Walker  
Storage Units," Parcel Number 03-25.0-101-  
042)**

**WHEREAS**, the applicant, Mike Walker for The Storage Center, LLC, proposes to develop storage units on 6 acres of land located at 1392 Frontage Road in O'Fallon; and

**WHEREAS**, the applicant has requested and heretofore filed a petition with the City of O'Fallon for a zoning change from B-2 General Commercial District to B-2(P) Planned General Commercial District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit A); 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 March 27, 2007, in accordance with state statute, and recommended to approve the petitioner's request to obtain B-2(P) Planned General Commercial District zoning for the property with a vote of 8-ayes to 0-nays 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 April 9, 2007 and April 23, 2007 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 "Walker Storage Units", be henceforth classified as zoning district B-2(P) Planned General Commercial District as shown on the attached Exhibit A and with the conditions as listed below:

1. Show fire hydrants on final construction plans to adequately serve the project.
2. No signage will be approved for this parcel.

3. Approve Phase I of this project as provided. Phases II and III will need to come back through the approval process as a Planned Development. At that time, the commercial component in the front should be revised to provide better design integration with the surrounding uses and consistency with city requirements.

**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 th day of May 2007.

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ATTEST:  
(seal)

Approved by the Mayor this th day  
of May 2007.

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Philip A. Goodwin, City Clerk

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Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Gardner	Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Polites	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									