

**ORDINANCE NO.**

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O'Fallon,  
Illinois (Development known as "Aldi  
Grocery Store," Parcel Numbers  
03-26.0-400-060, -061, and -004)**

**WHEREAS**, the applicant, Louis Ross for Aldi, Inc., proposes to construct a grocery store on 2.4 acres at the southeast corner of West Highway 50 and St. Ellen Mine Road; 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 May 8, 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-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 May 14, 2007 and May 29, 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 "Aldi Grocery Store", 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. The applicant will construct one monument sign 6' wide by 7' high and wall signage at a size in accordance with the City's Sign Ordinance. Signage will require a separate sign permit.

