

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.
2. Aldi will add a left and right turn lane onto the entrance of St. Ellen Mine Road at W Hwy 50.

