

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois [Development known as
“Full Circle Services & Supply,”
Parcel Numbers (04-29.0-320-038,
04-29.0-320-015, 04-29.0-320-016)]**

WHEREAS, the applicants, Carlos and Carlotta Perez, Full Circle Services & Supply, are requesting to provide limited automotive repair uses at an existing building located at 510 S. Lincoln Avenue and the applicants propose to rezone the property from B-1 to B-1(P), Planned Community Business District, pursuant to the proposed development shown on the attached Preliminary Site Sketch (Exhibit B); and

WHEREAS, the applicant has 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 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 July 24, 2007, 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 0-ayes to 4-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, based on the information provided by the applicant since the Planning Commission of the City of O’Fallon, Illinois held a public hearing on July 24, 2007, the applicant indicated that Full Circle Services & Supply would provide automotive repair exceeding the definition of “automotive service station”, which is not allowed under the permitted uses of B-1(P) zoning district;

WHEREAS, given the configuration of the existing building to allow automotive repair, the applicant may provide automotive repair beyond permitted land uses under the B-1(P) zoning district; and

WHEREAS on October 8, 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 "Full Circle Services & Supply", 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. A concrete wheel stop shall be provided for each of the required 12 parking spaces.
2. One handicap parking space shall be provided near the main entrance of the building in compliance with the Illinois Accessibility Code.
3. The existing storage bin shall be removed from the site.
4. All existing and proposed signage shall be subject to review and approval through the sign permit process.
5. No freestanding signage shall be allowed.
6. No repair work shall be allowed that requires vehicles to remain on the site overnight.
7. All outside storage shall be prohibited from the site. Also, no derelict vehicles shall be stored on the subject property.
8. No fuel shall be dispensed on site.
9. Only automotive service and repairs as identified in this Ordinance shall be permitted on site. No general automotive repairs as defined by the code are permitted.
10. The existing greenhouse shall be removed from the subject property.
11. Approval of the proposed zoning change does not waive the requirements for all Special Use or Special Event permits to be obtained as required by law for the subject property.

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 5th day of November 2007.

ATTEST:
(seal)

Approved by the Mayor this th day
of November 2007.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Polites	N. Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Engler	Mouser	Reckamp	J. Drolet	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									