

**ORDINANCE NO.**

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois (Development known as  
“Teen Center,”  
Parcel Number 03-35.0-100-020)**

**WHEREAS**, the applicant, Craig Alford, Teen Center, is requesting to provide a teen recreational center located at 5702 Old Collinsville Road and the applicant proposes 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 Plan (Exhibit A); 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 3471, “Planned Uses”; and

**WHEREAS**, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on November 12, 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 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 A); and

**WHEREAS** on November 26, 2007 and December 13, 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 “Teen Center”, 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. Sound attenuation is verified by a design professional to be less than 65 decibels at the property line and meet the requirements of the City's 400 ft. buffer as it relates to the Nuisance Ordinance.
2. The hours of operation shall be 4PM to 11PM on Friday through Saturday and Holidays during the school year and Thursday through Saturday during the summer break.
3. A Structural A buffer, ten feet in width, along the east property line shall be installed. Said buffer shall include one evergreen shrub planted every ten feet, at least one evergreen tree planted every 25 feet, and at least one deciduous tree planted every 50 feet.
4. A 4-ft sidewalk along Old Collinsville Road shall be installed by May 2008.
5. The trash enclosure shall be constructed with vinyl fence and gate.
6. A minimum 5-ft tall vinyl fence shall be constructed to screen the AC unit from Old Collinsville Road.
7. All parallel parking spaces shall be removed from the site plan.
8. A variance is granted to allow a minimum of 86 parking spaces, rather than the required 89 spaces.
9. A variance is granted to allow the eastern side of the property to maintain a width of 7 feet from the edge of the parking lot curb to the property line for a landscape buffer, rather than the required 10 feet.
10. A variance is granted to allow the southern side of the property to maintain a width of 3 feet from the edge of the parking spaces to the property line for a landscape buffer, rather than the required 7 feet.
11. The site/landscape plan shall be revised to meet the shade tree and parking lot landscape island requirements.
12. A cross-access easement shall be recorded prior to the issuance of a Certificate of Occupancy.
13. Prior to the installation of any commercial signage, sign permits shall be issued.
14. This is a minor facility with no alcohol. If it becomes an adult facility with or without alcohol, it must come back to the City for reevaluation.

**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 December 2007.

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ATTEST:  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of December 2007.

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

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Gary L. Graham, Mayor

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

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