

ORDINANCE NO. ____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as
“Clete’s Impound Lot,”
Parcel Numbers 04-30.0-301-088;
04-30.0-301-089; 04-30.0-301-090)**

WHEREAS, the applicant, Tom & Sherry Bleisch, are requesting to provide an impound lot for Clete’s Auto Service located at 135 Douglas Avenue and the applicant proposes to rezone the property from SR-3 to B-2(P), Planned General 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 SR-3 Single-Family Residence Dwelling District to B-2(P) Planned General 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 April 22, 2008, in accordance with state statute, and recommended to approve the petitioner’s request to obtain B-2(P) Planned General Business District zoning for the property with a vote of 5-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 28, 2008 and May 12, 2008 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 “Clete’s Impound Lot”, be henceforth classified as zoning district B-2(P)

Planned General Business District as shown on the attached Exhibit A and with the conditions as listed below:

1. A variance to allow the waiver of the sidewalk requirement along Douglas Avenue.
2. The hours of operation for the impound lot shall be 8AM to 5PM Monday through Friday.
3. The proposed site may be used as an impound lot only in conjunction with the continuation operation of the existing Clete’s business. If Clete’s ever ceases to be an auto repair shop, the zoning approval for this impound lot will cease and be discontinued.
4. A concrete apron must be added to the entrance into the asphalt parking lot, or as otherwise approved by the City Engineer.
5. The approval of the alternative landscape plan as presented.
6. The applicant will donate a total of five (5) deciduous trees to the City with the approval of the alternative landscape plan.
7. The 16’ wide impound lot gate shall be chain-link with a vinyl or similar protective coating.

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 19th day of May 2008.

ATTEST:
(seal)

Approved by the Mayor this 19th day
of May 2008.

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									