

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “Urgicare
Medical Building,” Parcel Numbers
03-25.0-327-018)**

WHEREAS, the applicant, Thomas James Rentfrow, has filed an application requesting approval to operate an urgent medical building at 140 Regency Park Drive in O’Fallon; 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; 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 25, 2008, 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 7-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 A); and

WHEREAS on December 8, 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 “Urgicare Medical Building”, be henceforth classified as zoning district B-1(P) Planned Community Business District with the following conditions:

- 1) A variance is granted to allow placement of a second monument sign for directional purposes in the northwest corner of the subject property to advertise the use at 128 Regency Park Drive. This sign must be placed in an outlot.
- 2) A shared parking agreement with 128 Regency Park Drive must be recorded.

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 January 2009.

ATTEST:
(seal)

Approved by the Mayor this ____ day
of January 2009.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor