

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “Chancellor
Retirement Community,” Parcel Number
03-25.0-327-026)**

WHEREAS, the applicant, Thomas James Rentfrow, has filed an application requesting approval to operate a retirement facility at 128 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 22, 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 “Chancellor Retirement Community”, be henceforth

classified as zoning district B-1(P) Planned Community Business District with the following conditions:

- 1) A variance is granted to allow a reduction in the width of the required 10 foot wide landscape buffer along the eastern property boundary to a width of 7 feet in two small sections to allow for vehicular access. All required landscaping consistent with a Class “A” structural buffer must be provided along the eastern property line.
- 2) If it is determined that the pole sign located in the northwest corner of the site belongs to Ron

