

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “La Parilla
Mexican Restaurant,” Parcel Number 03-
25.0-302-001)**

WHEREAS, the applicant, Moonsung Song for SMA, LLC, has filed an application requesting approval to operate a restaurant at 1333 Central Park Drive, Suites 111 & 115 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 February 24, 2009, 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-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 March 9, 2009 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 “La Parilla Mexican Restaurant”, be henceforth classified as zoning district B-1(P) Planned Community Business District with the following conditions:

1. An alternate parking plan and variance to the parking requirements, as described in this staff report, are approved by the City Council.
2. A total of 11,400 sq. ft. of restaurant space will be permitted in the shopping center. The 750 sq. ft. tenant space currently occupied by the Coffee House will not be permitted to be re-occupied by a restaurant use in the future, should the Coffee House cease operation.

