

**ORDINANCE NO.**

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois (Development known as “OK Salon,”  
Parcel Number 03-26.0-404-027)**

**WHEREAS**, the applicant, Mark Feltman for Dr. Video, has filed an application requesting approval to operate a nail salon at 1321 West Highway 50 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 SR-2 Single-Family Residence Dwelling 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 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 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 “OK Salon”, be henceforth classified as zoning district B-1(P) Planned Community Business District with the following conditions:

- 1) The property will be used solely as a commercial business. No one is permitted to reside on the premises.
- 2) The City Engineer has waived the requirement for cross-access to adjacent properties.
- 3) A variance is granted to the 10 ft wide parking stall requirement to allow 9 ft wide parking stalls.
- 4) Water and sanitary sewer service lines must be identified on the site plan.

