

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “Simon’s
Auto Repair Parking Lot Expansion,”
Parcel Number 03-26.0-300-064)**

WHEREAS, the applicant, Jan Gitcho for Simon’s Auto Repair, has filed an application requesting approval to expand the parking lot at 1801 W. Highway 50; and

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O’Fallon for a zoning change from B-2 General Commercial District to B-2(P) Planned General Commercial 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 May 26, 2009, in accordance with state statute, and recommended to approve the petitioner’s request to obtain B-2(P) Planned General Commercial District zoning for the property with a vote of 6-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 June 8, 2009 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval with conditions.

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 “Simon’s Auto Repair Parking Lot Expansion”, be henceforth classified as zoning district B-2(P) Planned General Commercial District with the following conditions:

- 1) If the parking lot is used for storage of derelict or wrecked vehicles or storage of parts, the applicant will be required to install a fence and gate along the northern border of the storage area.

