

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “Crocker
Development,” Parcel Number 04-27.0-401-
025)**

WHEREAS, the applicant, William Crocker, has filed an application requesting approval to construct a commercial storage building at 8670 US 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 B-1 Community Business 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 October 27, 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 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 November 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 “Crocker Development”, be henceforth classified as zoning district B-2(P) Planned General Commercial District with the following conditions:

- 1) A variance is granted to the maximum height of an accessory structure to allow a height of 23 ft.
- 2) One deciduous tree must be planted at 50 ft intervals around the proposed paved area.
- 3) Provide a letter of authorization from IDOT to access the curb cut to the west of the subject property. In addition, the applicant must improve the curb cut to IDOT specifications and obtain

