

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “Rasp
Farm,” Parcel Numbers 04-32.0-300-034
and 04-32.0-301-002)**

WHEREAS, the applicant, Steve Macaluso for Porter Road, LLC, has filed an application requesting approval to construct an office park and open space/detention on the property commonly known as the Rasp Farm at the northeast corner of South Lincoln Avenue and Interstate 64 in O’Fallon; and

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O’Fallon for approval of future Office and Open Space land uses for the development parcel with O-1(P) Planned Office District and Ag(P) Planned Agricultural 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 July 13, 2010, in accordance with state statute, and recommended to approve the petitioner’s request for future Office and Open Space land uses and to obtain O-1(P) Planned Office District and Ag(P) Planned Agricultural 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 July 26, 2010 the Community Development Committee of the City Council reviewed the proposed land uses and rezoning and recommended approval with the conditions listed in this ordinance with a vote of 4-1.

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 “Rasp Farm”, be henceforth classified as zoning district O-1(P) Planned Office District and Ag(P) Planned Agricultural District with the following conditions:

1. A variance is granted allowing the main street within the development, which is approximately 2,300 feet in length, to exceed the maximum length of a cul-de-sac street of 800 feet. This street is required to have a gated emergency access at Desoto.
2. The preliminary plat for the office park and open space is recommended for approval, as provided. Also, approval of the minor subdivision of the rear 50' from the back of 1037, 1041, 1045, and 1049 Edgewood is hereby granted.
3. Recommend approval of the Office and Open Space land uses with Planned Rezoning from unincorporated Ag to City O-1(P) and Ag(P).
4. The parcel is recommended for annexation to the City with the land uses and development plan as provided.
5. The detention basin and all related drainage systems are constructed to meet all City requirements.
6. The building elevations of all offices will be constructed primarily of masonry and glass.
7. The office buildings proposed along I-64 on the proposed large single lot will require future subdivision and planned use approval, as applicable.
8. The proposed retail center on Lincoln will require future planned use approval since there are no conceptual plans at this time for size, building elevations, or use.
9. Roadway improvements shall be made as recommended in this report, consistent with the recommendations of CBB in their traffic report, and as other wise approved by the City and County Engineers.
10. Utility connections and services shall be provided as identified in this report.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this 16th day of August 2010.
