

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
“JOE’S PLACE ADULT DAYCARE)  
TO BE LOCATED ON PARCEL  
03-36.0-300-034 ON THE  
NORTHEAST CORNER OF  
HARTMAN LANE AND THREE  
RIVERS DRIVE**

**WHEREAS**, the applicant, Janis Stauder of Stauder Group, LLC, has filed an application requesting approval of a planned use rezoning to authorize a proposed 13,000 square foot daycare facility located on Parcel 03-36.0-300-034 on the northeast corner of Hartman Lane and Three Rives Drive in O’Fallon; 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**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on January 14, 2014, in accordance with state statute, and recommended to deny the petitioner’s request to obtain a O-1(P) Planned Office District zoning for the property with a vote of 5 ayes to 0 nay, due to its inconsistency with the current Comprehensive Plan which shows the area in question as planned for single family residential uses, as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on January 27, 2014 the Community Development Committee of the City Council reviewed the Comprehensive Plan for this general area, and evaluated the rezoning request, and subsequently recommended amending the Comprehensive Plan for this site and the surrounding area from single and neighborhood density residential to office/business service; and

**WHEREAS**, the Community Development Committee of the City Council reviewed the applicants zoning request, and consistent with the proposed amendment to the Comprehensive Plan for Office/Business Service uses, recommended the petition for “Joe’s Place” O-1(P) Planned Use with a vote of 5 ayes to 0 nays.

**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.** That upon the effective date of this Ordinance, the described property, known as “Joe’s Place Adult Daycare”, be henceforth classified as zoning district O-1(P) Planned Office District, with the following conditions:

1. ~~Incorporate the guidelines of the Commercial Design Handbook by providing a stone base on the side and rear elevation of the building to meet the standards of 360° architecture and provide a mixture of building materials.~~
2. Provide a structural buffer along the northern property line that consist of berms, fencing and landscaping.

**Section 2.** 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.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

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ATTEST:  
  
(seal)

Approved by the Mayor this \_\_\_\_\_ day  
of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

\_\_\_\_\_  
Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Roach	Bennett	Cardona	Hursey	Holden	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									