



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** April 27, 2005

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Central School District #104 Early Childhood Center" Parcel Number 03-26.0-408-017) – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their April 25, 2005 meeting and gave their approval.

**Background:**

Central School District #104 is requesting that the property located at 303 Hartman Lane be rezoned from SR-2, Single-Family Residence Dwelling District, to SR-2(P) Planned Single-Family Residence Dwelling District. The property contains a single-family dwelling unit, 2,486 square feet in size, which was recently purchased by the District. The District intends to convert the residence into an early childhood center for the education of preschool age children. The early childhood center will be maintained, operated and staffed by the District. Improvements will include interior remodeling, new asphalt paved parking and access drive, perimeter fencing, and a sign identifying the center. No additions to the existing structure are planned at this time. The plan includes four parking spaces in the front yard, with an additional five parking spaces in the southwest corner of the property. The rear yard will be fenced with a new 6' wood privacy fence. The school district also desires to change the parking area and traffic pattern along the north side of Central School adjacent to the subject property.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, April 12, 2005 meeting. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. The rear yard shall be fenced with a 6' wood stockade fence.
2. The existing curb cut on the site shall remain, but will not be utilized for this development. A grass strip shall be planted or landscaping added adjacent to the curb cut.
3. The signage for the development shall be limited to one monument sign, 30" in height and 48" in width.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff recommendation:** Staff recommends approving the petition with the conditions listed above.