



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** December 3, 2007

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Kingdom Hall of Jehovah's Witnesses") – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its November 26, 2007 meeting..

**Background:**

The applicant, Everett Rossy for Fairview Heights Congregation of Jehovah's Witnesses, has filed an application requesting approximately 5 acres of land located at 850 Oberneufemann Road, be rezoned from A, Agricultural District to SR-1(P), Planned Single-Family Residence Dwelling District to allow for the construction of a Kingdom Hall of Jehovah's Witnesses. The congregation is projected to include about 84 members.

The property is located along the southeast corner of Oberneufemann Road and Ogle Road. The property has approximately 275 ft. of frontage along Oberneufemann Road and measures approximately 850 ft. in depth. The applicant may decide to subdivide the property into 3 lots: 1 for the Kingdom Hall (westernmost lot) and 2 for single-family residences. Currently, their plan shows 1 lot for the Kingdom Hall only. However, staff believes that it would be acceptable to allow the applicant to subdivide their property to include 2 single-family residential lots as part of this rezoning.

**Legal Considerations, if any:** None

**Budget Impact:** none

**Staff Recommendation:** Approval of Preliminary Site Plan and the Rezoning from A to SR-1P) with the following conditions:

1. The location and dimensions of signage must be as shown on the attachment, with a maximum height of 3 feet and a sign face of 67 inches wide by 24 inches tall.

2. Two (2) single family homes may be built on the eastern portion of the subject property, subject to approval of a Minor Subdivision to create three (3) separate lots. Should the applicant decide not to subdivide the property at the time of issuance of the building permit for the church, the sidewalk must be constructed as part of the building permit to the eastern property line, and street trees must be planted at 50 foot intervals along the northern property line.
3. Should the applicant decide to subdivide the property, a Minor Subdivision Plat must be approved for the subject property, showing all required easements and meeting the area and bulk requirements of the SR-1 zoning district.
4. An easement plat showing all required easements must be submitted to and approved by the City, and recorded by the applicant, prior to issuance of the building permit for the church or issuance of any infrastructure permit for this development, as a condition of this rezoning.