

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as
“New Life in Christ Interdenominational
Church Expansion,”
Parcel Number 04-16.0-400-028)**

WHEREAS, the applicant, Dr. Vincient Dudley, is requesting approval of a two-phase expansion of New Life in Christ Interdenominational Church located at 689 Scott-Troy Road and the applicant proposes an amendment of the existing approved SR-1(P), Planned Single-Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit A); 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 22, 2008, in accordance with state statute, and recommended to approve the applicant’s request to obtain an amendment of the existing approved SR-1(P) Planned Single-Family Residence Dwelling District zoning for the property with a vote of 7-ayes to 0-nays subject to conditions as outlined in the attached CBB Traffic Study and in the adopted Planning Commission Report, as further modified by the Commission and City Council, all attached hereto and declared to be an inseparable part hereof (Exhibit B); and

WHEREAS on July 28, 2008 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval.

WHEREAS, the Community Development Committee, at its August 11, 2008 meeting, reviewed and recommended the rezoning for approval on second reading, as amended

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 “New Life in Christ Interdenominational Church Expansion”, be henceforth classified as zoning district SR-1(P) Planned Single-Family Residence Dwelling District as shown on the attached Exhibit A and with the conditions as listed below:

1. The attached plan sheets and building elevations are adopted as an integral and continuing part of the approval of this project. Phase I and Phase II concept plans are both being approved as part of this ordinance, with the respective conditions for each.
2. A variance is granted to the City's minimum street standards to allow for a reduction in the pavement width of Hilltop Drive improvements from 30 ft to 24 ft from Scott-Troy Road west to the second entrance on Hilltop Drive. Hilltop Drive would be 20 ft from the second entrance west to the third entrance on Hilltop. Hilltop Drive will otherwise be reconstructed to meet all other minimum city street standards as approved by the City Engineer. No parking will be permitted on Hilltop Drive. Each Phase of the church's expansion plans is contingent upon both the on-site and off-site parking, site, and roadway improvements as outlined in the project report, traffic study, and Traffic Management Plan (TMP).
3. A variance is granted to allow smaller parking stalls with dimensions of 9' x 18' in the proposed new parking area. Existing parking in Phase I will remain 10' x 19'. All parking in Phase II is proposed to be 9' x 18'.
4. All water and sewer utilities will be constructed during Phase I. Stormwater and drainage facilities will be constructed as shown in Phase I and II plans. The water will be public and the sewer will be private.
5. As an express condition of the zoning approval of this project, the Traffic Management Plan and Traffic Study is adopted as the guiding document for present and future site circulation management and future roadway improvements. The church agrees to abide by the recommendations of the study and the TMP, which for effective operation will require continual and effective implementation by the church's Parking Ministry.
6. Adequate on and off-site signage will be provided by the church as approved by the City and County Highway Engineers.
7. An easement plat for the property showing all required water, sanitary sewer, and road right-of-way easements must be submitted and approved prior to permitting of any construction activities. The church will provide the maximum allowable easements and access areas for making off-site roadway improvements, including, if required, temporary passage through their site for residents of Hilltop Lane.
8. Verification of adequate sound attenuation for the community center and sanctuary expansion must be provided by the architect.
9. A photometric plan in accordance with City regulations must be submitted and approved prior to issuance of any building permits.
10. A condominium plat is authorized to assist the church in closing on their loan for the youth center. The condo plat, final configuration of the lots, easements, and common elements, and final condo documents must subsequently be reviewed and approved by the City administration and its legal counsel prior to recording of the condo plat and associated documents.
11. Where not otherwise required, a dense landscape buffer of shrubs that will grow to approximately 3' in height will be installed around the perimeter of those parking areas where needed to mitigate the headlights of cars in the parking lot from adjacent houses.
12. Prior to issuance of any project permits, the church will survey and dedicate, subject to the City's review Right of Way to the City for the purpose of reconstructing Hilltop Drive, with dimensions of such Right of Way being a minimum of 20' wide and running the entire length of the church's southern property line a distance of approximately 1,500 L.F.
13. The City will provide \$75,000 payable to the church upon their completion and the City's acceptance of the Phase I improvements to Hilltop Drive, per the approved plans. The City will also provide up to 25% payable to the church toward the cost of construction of the Phase II improvements on Hilltop Drive, up to a maximum of \$100,000, subject to the City's acceptance of the improvements.

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 _____ day of _____ 2008.

ATTEST:
(seal)

Approved by the Mayor this _____ day
of _____ 2008.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Polites	N. Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Engler	Mouser	Reckamp	J. Drolet	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									