



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** November 3, 2008  
**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Harvest Tabernacle Ministries") – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed and recommended to approve the Zoning Amendment on this development at its October 27, 2008 meeting with a vote of 4-0.

**Background:** The applicant, Charles Townes, Sr. for Harvest Tabernacle Ministries, has filed an application requesting approval to operate a place of formal worship at 111 & 113 West State Street. The parcel would be rezoned from "B-1" Community Business District, to B-1(P), Planned Community Business District. The location was previously occupied by churches over the years, with the most recent tenant being offices for a dance and theater instruction business.

It should be noted that Harvest Tabernacle Ministries is currently holding services on Sunday mornings and Wednesday evenings at 111 & 113 West State Street. They have been notified that they are operating in violation of the City of O'Fallon Zoning Code.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recognizes that there may be conflicts from time to time between businesses downtown regarding the sharing of public parking. However, there is no provision in the Zoning Code that restricts the types of uses that may share the parking. Given that the subject property has been occupied by churches in the past, and given that the Zoning Code allows for businesses in the downtown district to share public parking within 500 feet of the business, staff believes that at its projected capacity of 60 members Harvest Tabernacle Ministries is an appropriate use for 111 West State Street. Staff recommends approval of the project with the following conditions:

1. The church attendance may not exceed 60 persons at this location without an amendment to the approval.
2. The church must follow the parking restrictions for State Street by limiting parking to 2-hour increments between the hours of 8am and 5:30pm.