

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O' Fallon,
Illinois (Development known as "Zion
Temple Baptist Church," Parcel Numbers
04-31.0-216-021, -022, and -027)**

WHEREAS, the applicant, Pastor Lorenzo Drake for Metro East Baptist Association, has filed an application requesting approval to operate a place of formal worship at 146 Springfield Court, which includes the use of the parking lot at 145 Springfield Court in O'Fallon; and

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O'Fallon for a zoning change from B-1 Community Business District to B-1(P) Planned Community Business District; 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 January 27, 2009, in accordance with state statute, and recommended to approve the petitioner's request to obtain B-1(P) Planned Community Business District zoning for the property with a vote of 5-ayes to 0-nay subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS on February 9, 2009 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval.

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 "Zion Temple Baptist Church", be henceforth classified as zoning district B-1(P) Planned Community Business District with the following conditions:

1. A written shared access and joint maintenance agreement between the church and the owner of the parking lot to the south of the church building (Parcel 04-31.0-216-027) must be recorded and a copy provided to the Director.
2. The parking lots must be striped to provide the 46 parking spaces shown on the site plan.

