



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: March 2, 2009
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Eternal Hope Church of the Living God") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Zoning Amendment on this development at its February 23, 2009 meeting with a vote of 5-0.

Background: The applicant, Bryant D. Calloway for Eternal Hope Church of the Living God, has filed an application requesting approval to operate a place of formal worship at 1400 South Lincoln Avenue, Suite C. The parcel would be rezoned from "B-1" Community Business District, to B-1(P), Planned Community Business District. It should be noted that Eternal Hope Church of the Living God is currently holding services on Tuesday evenings, Friday evenings, and Sunday mornings at 1400 South Lincoln Avenue, Suite C. 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 recommends approval of the project with the following conditions:

1. The occupancy for the space used for the church may not exceed 49 persons at this location.
2. The applicant must submit proof of verification from a design professional that building occupancy will not exceed 49 persons.
2. Proper sound attenuation must be verified before a Certificate of Occupancy is issued.
3. All signage will require approval of a sign permit and must meet the standards of the Zoning Code.
4. The hours of operation for the church will be Tuesdays and Fridays from 7:30pm – 9:15pm and Sundays from 10:30am to 2:00pm.