



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: March 16, 2009

Subject: Ordinance No._____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "True Vine Christian Center") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and recommended approval of the True Vine Planned Use with a vote of 5-0 at its March 9, 2009, meeting.

Project Summary: The applicant, Herb Roach on behalf of Sandra Rhodes of True Vine Christian Center Church, has filed an application requesting approximately 1.52 acres of land previously zoned "B-1(P)" Community Business District for use as a teen center, be zoned as "B-1(P)" Community Business District to permit the proposed use of a church worship center. The subject property is located at 5700 Old Collinsville Road. The applicant intends to convert the existing 10,000 sq. ft. facility into a church worship center, with approximately 8,000 sq. ft. being used for worship and open space and 2,000 being used as office and miscellaneous space. The church currently has approximately 30 members who attend regularly. The applicant plans to use the existing building and site without modification. Instead, they plan to simply add chairs in the large open area on the main floor to accommodate roughly 35 attendees.

The Planning Commission held a public hearing on the above referenced application at their February 24, 2009 meeting. The Commission voted 8-0 to recommend approval with the following conditions:

1. The normal hours of operation for assembly uses will be Sunday morning from 9:00 am – 12:00 pm noon and Wednesday evenings from 7:00 pm - 8:00pm, with incidental use of the facility at other various times for office and administrative activities.
2. The church must obtain a sign permit for the sign face installed in the existing pole sign. The portable marquis sign must be removed immediately.
3. Any noise generated by the church must be contained within the site so as to not create a nuisance for any neighboring properties.
4. The maximum occupancy for the primary building shall not exceed 215 persons unless additional parking spaces are obtained and approved by the City Council. In no case shall the building occupancy exceed 300 persons unless the building is equipped with

automatic sprinkler systems as provided by code; the authorized occupancy of 215 shall be posted. If the primary building is not equipped with an approved automatic sprinkler system, then the building shall have a fire-alarm system with off-site monitoring, security control of entrances sufficient to verify occupancy at all times, and an approved emergency evacuation plan.

5. All other requirements of the B-1 district, applicable building codes including sealed architectural plans, and other regulations of the City shall apply unless expressly waived herein.
6. Any violation of the conditions of this Ordinance shall be cause for revocation of the certificate of occupancy for this use and shall be deemed a violation of the this PUD zoning ordinance in addition to a violation of any other applicable ordinance and subject to all such additional remedies as may exist for such violations.

Staff and the Committee recommend addition of the following condition:

7. If the building Use and Occupancy changes, as defined by the International Building Code (IBC), such as the additional use as a daycare or school the building would have meet current IBC, IFC (International Fire Code) and/or IEBC (International Existing Building Code) requirements.

Legal Considerations, if any: None.

Budget Impact: None

Staff Recommendation: Staff recommends approval of the Planned Use subject to the conditions noted above.