

ORDINANCE NO.

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O' Fallon,
Illinois (Development known as "True Vine
Christian Center Church," Parcel Number
03-35.0-100-020)**

WHEREAS, the applicant, Herbert Roach on behalf of Sandra Rhodes for True Vine Christian Center Church, has filed an application requesting approval to operate a place of formal worship at 5700 Old Collinsville Road 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(P) Planned 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 February 24, 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 8-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 March 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 "True Vine Christian Center Church", be henceforth classified as zoning district B-1(P) Planned Community Business District 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

