

ORDINANCE NO. 3613

**An Ordinance Amending the City of O’Fallon,
Illinois Comprehensive Plan Future Land Use
Map (1033 Hartman Lane, Parcel Number
03-35.0-400-007)**

WHEREAS, the applicant, the City of O’Fallon, has requested an amendment to the City of O’Fallon, Illinois Comprehensive Plan Future Land Use Map for 1033 Hartman Lane, Parcel Number 03-35.0-400-007) (“Subject Parcel”); and

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O’Fallon for an amendment to the Future Land Use Map from “Single Family Residential” to “Multi-Family Residential” pursuant to the proposed map amendment for the Subject Parcel; and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held public hearings on May 26, 2009 and June 23, 2009, in accordance with applicable law, and recommended to approve an amendment of the Future Land Use Map for the Subject parcel from “Single Family Residential” to “Neighborhood Residential” by a vote of 6-ayes to 1-nays, as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS on July 13, 2009, the Community Development Committee of the City Council failed have quorum and the matter was forwarded without a positive or negative recommendation from the Committee; and

WHEREAS, the change to “Neighborhood Residential” designation would not authorize the proposed Multi-Family maternity shelter use at the Subject Parcel, but the property owner has indicated its intent to place a covenant on the property that limits the use of the property to a single family uses or a maternity shelter or similar uses that do not include general Multi-Family uses, and because of the unique nature of the property and proposed use, therefore the Council desires to consider a change to the Future Land Use Plan that would authorize such limited uses beyond “Single Family” designation, by amending to a new designation “Neighborhood Residential Limited” with such category being defined as “Single Family uses otherwise authorized in the Neighborhood Residential designation along with such similar compatible uses, including limited residential uses as may be conditionally approved only by PUD ordinance consistent with Single family uses in that area.”

