



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: November 16, 2009

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Zoning Amendment known as "Estate of Everett Pfeiffer") – **First & Second Reading**
Resolution Approving a Minor Subdivision for "Estate of Everett Pfeiffer"

List of committees that have reviewed: The Community Development Committee reviewed and voted 4-0 to approve the Zoning Amendment and Minor Subdivision at its November 9, 2009 meeting. The Committee also recommended that the City Council grant an emergency reading to allow the First and Second Readings to take place on November 16th to allow the applicant to take advantage of the \$8,000 first-time homebuyer's tax credit program.

Background: The applicant, Joanne Lauber, Executor for the Estate of Everett Pfeiffer, has filed an application requesting approximately 1 acre of land be rezoned from "A," Agriculture District to "SR-1", Single-Family Residence Dwelling District for use as a single-family residence. The property is located at 1006 Hartman Lane in O'Fallon.

In connection with this zoning amendment, a minor subdivision will be recorded creating two lots – Tract 1, which is the location of the zoning amendment (1 acre), and Tract A, which is the remainder of the property (14.74 acres). The applicant proposes to subdivide said 1 acre of land off of the existing 15.74 acre parcel so she may sell the 1-acre parcel to her son. The 1-acre parcel includes a single-family house. This rezoning only affects the 1-acre parcel; the remaining 14.74 acres will stay in the Agriculture District.

The property must be rezoned because the applicant desires to subdivide a 1-acre parcel, which includes a single-family home, off of the parent parcel, and the minimum lot size in the Agriculture District is 3 acres. Therefore, the 1-acre parcel must be rezoned to "SR-1" Single-Family Residence Dwelling District.

Legal Considerations, if any: None

Budget Impact: None.

Staff Recommendation: Staff recommends approval of the Zoning Amendment and Minor Subdivision with the following conditions:

1. The existing metal shed at the eastern property line between Tract 1 and Tract A must be removed.
2. A minor subdivision plat creating Tract 1 and Tract A must be approved by the City Council at the same time or after the zoning amendment.