



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: October 13, 2004

Subject: Ordinance No. _____: An Ordinance Annexing Certain Territory to the City of O'Fallon, St. Clair County, Illinois (Kevin Townsend Annexation) located at 121 Behrens Avenue.

Resolution No. _____: A Resolution Authorizing the Mayor to enter into an Annexation Agreement with Kevin Townsend.

List of committees that have reviewed: The Community Development Committee has reviewed this project in the past and recommend it only be annexed as zoned by the County, honoring the special use permit they approved for him. The original petition to rezone the parcel to B-2 was denied by Council.

Background:

The applicant is proposing to annex property located at 121 Behrens Drive. The property is currently improved with an existing 5,160 square foot plumbing/office building. The applicant recently completed an expansion of the building in which he wishes to rent out as office space. The applicant is also seeking water and sewer connections through the City as a result of the annexation. Per City ordinance, he must enter into an annexation agreement with the City to obtain utilities.

The applicant has agreed to pave and stripe existing parking lots as well as provide landscaping on the site. The agreement reflects the applicant's agreement to do this.

The property, once annexed, would be zoned MH-1 in the City of O'Fallon. The plumbing business and two office spaces would be grandfathered uses, and the City would agree to honor the special use permit granted by the County to the applicant. Upon Council approval of the agreement and with all necessary signatures obtained, and our receipt of a valid annexation petition, the City could then issue a tap for water and sewer to the site.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval.