



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: April 27, 2005

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "O'Fallon Storage" Parcel Number 03-26.0-108-006) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed the petition at their April 25, 2005 meeting and gave their approval.

Background:

Rob Wessel, H.W. Properties, filed an application requesting to rezone Lot 6 of Zeisel Business Park, from B-2, General Business District, to B-2(P), Planned General Business District, for the purpose of constructing mini-warehouses. The proposal includes constructing three (3) mini-warehouses; one measuring 30' x 281' (8,430 sq. ft.), a 20' x 81' (1,620 sq. ft.), and a 10' x 81' (810 sq. ft.). The mini-warehouse development will use an existing 30' entrance off the Frontage Road. The preliminary development plan depicts a fence around the perimeter of the lot, a tree buffer on the east side and a landscape buffer on the south side facing the Frontage Road. The applicant will be installing a slide gate and the entrance will be accessed control by a key pad. Setbacks proposed for the development include a 15' 3" setback in the rear, 18' 3" and 15' 3" side yard setbacks and a 22' front yard setback. A total of 10,860 square feet of building floor area is proposed which will result in approximately 36% of lot coverage. The setbacks required in the B-2 District include 0' setback for the front and side yards and a 20' rear yard setback. The maximum lot coverage in the B-2 District is 50%.

The applicant is proposing to place Hardi panel, which is a fiber-cement siding, on the exterior of the buildings. The applicant also provided a sign detail, which includes a 20' free-standing siding and 32 square feet of sign area. The fence along the Frontage Road on the south side of the property will be a decorative, black metal fence, 6' in height. A 6' chain link fence will be installed on the north, east and west property lines.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, April 12, 2005 meeting. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. The mini-warehouse buildings shall be constructed with Hardi panel, or fiber-cement siding with a metal hipped roof.
2. A 6' fence shall be installed around the perimeter of the mini-warehouse development. The fence along the south property line shall be a decorative metal fence and continue

approximately 10' around the southwest and southeast corners of the property and a 6' chain link fence shall be accepted along the north, east and west property lines.

3. The slide gate and fencing shall not be placed in the 25' ingress/egress platted easement as shown on the preliminary development plan.
4. A variance shall be granted to allow the 15' 3" rear setback.

Staff received a revised development plan that removed the slide gate and fencing from the 25' ingress/egress platted easement. This condition may be removed from the Commission's recommendation. In addition, the applicant will need to obtain any permits from IDOT prior to the issuance of a building permit from the City.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Staff recommends approving the petition with the following conditions:

1. The mini-warehouse buildings shall be constructed with Hardi panel, or fiber-cement siding with a metal hipped roof.
2. A 6' fence shall be installed around the perimeter of the mini-warehouse development. The fence along the south property line shall be a decorative metal fence and continue approximately 10' around the southwest and southeast corners of the property and a 6' chain link fence shall be accepted along the north, east and west property lines.
3. A variance shall be granted to allow the 15' 3" rear setback.