



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** May 10, 2005

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Stone Bridge Master Planned Development" Parcel Numbers 03-36.0-300-023 and 03-36.0-300-024) –  
**First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their April 25, 2005 meeting and voted to forward the petition to the City Council with a recommendation to approve by a vote of 2-yes, 3-no.

At the May 2<sup>nd</sup> Council meeting, the revised plan was submitted. Staff was asked for their comments, and staff noted that the preferred location of the club house was across from the property to be used for a church, closer to the entry of the villa development. It was felt that the clubhouse would be used frequently requiring off-street parking. The off-street parking spaces for the clubhouse included on the development plan were shown backing into the local street which would not be permitted by the City. Unfortunately, the developer's engineer submitted the wrong plans to the City for the Council meeting. This plan erroneously showed the clubhouse located in the interior of the development by about three units, as well as having parking spaces backing directly out into a public street, which the City would not approve. As a result of the wrong plan being in the Council packets, the Council voted to send the project back to Committee for additional review.

A revised plan was submitted on May 5<sup>th</sup> which shows the clubhouse across from the property to be used for a church and an off-street parking area to serve the clubhouse.

The Community Development Committee reviewed the petition at their May 9, 2005 meeting and voted to forward the petition to the City Council with a recommendation to approve with conditions by a vote of 2-yes, 1-no. The applicant's have requested that their zoning petition be considered for both 1<sup>st</sup> and 2<sup>nd</sup> readings at the May 16<sup>th</sup> Council meeting.

**In addition, a petition was received protesting the rezoning, which was signed by owners of at least 20% of the frontage directly opposite the frontage of the property to be rezoned. In accordance with Section 8.05 of the City Code, if the petition is ruled valid, the zoning amendment shall not be passed except by a favorable vote of 2/3 of the aldermen, or 10 votes of the 14 votes.**

**Legal Considerations, if any:** None

**Budget Impact:** None

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

1. The villa development shall include minimum 25' front and 25' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 54' City right-of-way and a sidewalk on both sides of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development. This entrance shall be for emergency access only at this time.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.
5. All grading, street, and utility construction shall be done in a single phase for the entire planned development.