



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** April 17, 2006  
**Subject:** 1) Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Development known as "Cambridge Condominiums Phase II" – **First Reading**)

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**List of committees that have reviewed:** The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its April 10, 2006 meeting.

**Background:** The applicant, Halloran Construction, Inc., is proposing to develop 5.38 acres of land currently used for agricultural purposes for 44 attached condo units located in 9 total buildings. The applicant also requests rezoning of the property from City B-2 to MR-2(P) Planned Multi-Family Residence Dwelling District. The development will include three private streets as shown on the attached plans. Because of the existing development around the parcel, the applicant does not provide for access into adjacent properties, and City staff concurs with this recommendation. The streets are shown as 26' wide from back-of-curb to back-of-curb, 2' wider than the existing streets in Phase I. The proposed 26' street widths will require a variance to the City's minimum street pavement width. Sidewalks have been incorporated into the site plan on one side of the street. A sidewalk and berm with landscaping will also be provided along the frontage of Cambridge Boulevard.

The development will include five 6-family buildings, three 4-family buildings, and one duplex. End-unit condominiums will have a two car garage while interior units will have a one car garage. Driveway depths will be 24', 4' longer than the Phase I driveways. The developer is also providing four off-street parking areas distributed through the development totaling 24 spaces for residents and guests. The stormwater from the development will drain to a joint use detention area to the northwest, located on the Cambridge House property. Both water and sewer will be provided by the City of O'Fallon.

The applicant is requesting to fulfill the 0.44 park dedication requirement through a 50% credit for private open space and a fee in lieu of for the remaining balance. Details may be found in the attached project report. If approved, the balance of the park dedication for 0.22 acres will be fulfilled through a fee in lieu of land in the amount of \$11,258 ( $\div$  44 units = \$254/home).

**Legal Considerations, if any:** None

**Budget Impact:** If accepted, a fee of \$11,258 will be paid to the City by the developer as a fee in lieu of required parkland dedication.

**Staff Recommendation:** Approval of Preliminary Site Plan and the Rezoning from B-2 to MR-2(P) with conditions outlined in the project report and listed below:

1. The park dedication requirement is 0.22 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$11,175.
2. Sidewalk variance be granted to allow construction on only one side of the street as indicated in the attached site plan.
3. The road width variance be granted to construct 26' wide private streets.