



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: July 17, 2006
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Cornerstone Management") to be located at 1906 W. Hwy. 50 – **First Reading**

List of committees that have reviewed: At its meeting on July 10, 2006, the Community Development Committee reviewed and recommended to approve the zoning variance from a B-1 to a B-1(P) for Cornerstone Management.

Background: The Planning Commission reviewed this project at their June 27, 2006 meeting and recommended approval of the zoning and preliminary site plan of the Cornerstone Management development proposal with the conditions outlined in the project report and at the end of this memo. A copy of the Planning Commission project report is attached. Following the Planning Commission meeting, the applicant submitted revised site plans and building elevations addressing each of the conditions recommended by the Planning Commission. Staff reviewed the site plans and elevations at its July 6, 2006 plan review meeting and determined all conditions have been met. The conditions in the report are:

- Construction of a minimum 5' tall maintenance free vinyl fence along the north property line and extending 30' south along the east and west property lines.
- Monument sign shall be a maximum 6' tall and 8' wide, consistent with previous approvals for Highway 50 residential conversions.
- Location of an "Exit Only" sign at the eastern access point.
- Removal of the existing chain link fence if it is, in fact, on the property.
- Revised elevations showing a minimum 3' tall band of brick or stone around the rear and side facades.

The only remaining item is the location of a fire hydrant to service Cornerstone Management and the other B-1 properties located on the Frontage Rd. The properties along the frontage road are currently not adequately served for fire protection. After a review by the Fire Department and Dennis Sullivan, City Engineer, they recommend installation of a fire hydrant and associated tee and valve at the northwest corner of Brookside Dr. and the Frontage Rd. The developer will be responsible for installation of the hydrant and appurtenances, with the City covering the cost of the actual hydrant, tee, and valve totaling approximately \$4,000.

Legal Considerations, if any: None

Budget Impact: Approximately \$4,000 for the cost of the hydrant, tee, and valve.

Staff Recommendation: Staff recommends the approval of this rezoning with conditions.