



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: July 12, 2006

Subject: Ordinance No. _____: An Ordinance Adopting an Official Comprehensive Plan, Official Map and Standards Governing the Development of the City of O'Fallon, St. Clair County, Illinois – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed the 2006 Comprehensive Plan at their July 10, 2006 meeting and recommended it unanimously for approval. The Community Development Committee requested that an additional hearing be placed on the agenda as a courtesy for anyone wishing to comment on the plan.

Background:

The current Comprehensive Plan was adopted in Nov 2001, and since then the City and rural unincorporated areas around O'Fallon have experienced a significant amount of development, thereby making the Plan outdated. The Plan is also scheduled to be routinely updated a minimum of every five years so it can be kept current and consistent with the City Council's policy recommendations. The Comprehensive Plan identifies the City's development policies, capacities, and trends, and it provides a basis for making decisions on current and future projects and initiatives. It identifies existing and future land use patterns as well as development goals, opportunities, and constraints. The Plan evaluates land use alternatives, makes recommendations concerning future land use patterns and establishes development guidelines.

We solicited four proposals from six professional planning firms in the St. Louis area, with four submitting. A team of five City staff reviewed the proposals, and after an interview, selected Woolpert as the clear choice for the Comp Plan. From the time the process began in September of 2005, the consultant and the city met several times with citizen groups, each alderman, the Mayor, and city staff to gain input on the vision for the city. Additionally, they have held two open houses that have provided invaluable input from the community during the stages leading up to the public hearings of this plan. A draft of the Comprehensive Plan presented to the Planning Commission was posted on the City's website for public review and comment. On February 28 and March 14, hearings were held by the Planning Commission for public input to put the finishing touches on the plan. Issues were raised by the Commission about the usability and clarity of the update as a supplemental section amending each chapter. The Commission recommended incorporating the update directly into the Comprehensive Plan as a single, complete, stand alone document. Since the hearing, staff has woven the update into the 2001 Comprehensive Plan to create a current and complete 2006 Comprehensive Plan. The resulting integrated document is much clearer and up-to-date in establishing the City's planning policies and direction than a mere update would have been.

Attached is the first compiled draft of the Comprehensive Plan update for your review and comment. Once we receive your comments, a final draft will be prepared and ready for City Council adoption. There still remain a few “clean-up” items that will need to be changed, such as the population number being the preliminary number instead of the current number of 25,791, along with some typos and other grammatical errors. However, overall we believe this draft is in substantially its final form. It should be noted that this plan will also incorporate by reference several other existing, related plans, such as the 2001 Environmental/Landscape Framework Plan, the Bicycle and Park Master Plans, the Northwest Quadrant Traffic Study, and the latest water, sanitary sewer, and storm sewer capital facility plans.

Legal Considerations, if any: None

Budget Impact: None.

Staff recommendation: Staff recommends approving the City of O’Fallon 2006 Comprehensive Plan.