



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: November 6, 2006
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "GCS Credit Union") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its October 30, 2006 meeting.

Background: The applicant, Keith Burton for Granite City Steel, has filed an application requesting rezoning of a parcel 9 acres in size located on the west side of S. Lincoln Ave, just south of the Post Office, from B-1 Community Business District to B-1(P) Planned Community Business District. The applicant intends to build a GCS Credit Union on 1.4 acres of the property in the northeast corner. The proposed Planned Development approval will consist of two primary components. First, an overall Preliminary Concept Plan is being proposed for the entire 9 acre parcel, consisting of a preliminary layout of proposed lots, street access, water, sewer, drainage infrastructure, grading, and parking areas. Second, the Planned Development will also consist of a Preliminary Site Plan for the credit union facility itself, which will be built in Phase I, along with construction of a new street and associated utility services. The Phase II development will consist of all or a portion of the 9 acre site. For Phase II, additional utility and roadway extensions will be required, along with a northbound left turn lane on Lincoln Avenue. Thirty-six (36) on-site parking spaces are required, and seventy-six (76) are provided. Concrete sidewalks on the proposed street and along Lincoln will be required.

Legal Considerations, if any: None

Budget Impact: none

Staff Recommendation: Approval of the Preliminary Overall Concept Plan and the Preliminary Site Plan for the GCS facility with the conditions outlined below:

- Retail, particularly on the interior parcels, is not recommended in order to provide consistency with the Comprehensive Plan of Office/Business Service.
- The Phasing Plan (I and II) is approved as shown on the attached drawings

- If approved, staff recommends the cross-access with the Post Office be studied with the possibility that it be moved farther to the west to align with the northern turning movements circulating in front of the Post Office facility.
- A plan for the tenant signage should be provided by the applicant as part of any Phase II development.
- Given the number of parking spaces on site, a third HC parking space is required per the IL Accessibility Code to be added to the front of the facility
- A traffic study showed that a northbound or southbound turn lane on Lincoln would not be warranted as a result of the GCS facility alone. It is recommended that as a condition of future Phase II development, the turn lane requirement be reviewed.
- A photometric lighting plan is required as part of the final construction plan submission.
- A detailed landscaping plan is required as part of the final construction plan submission for the GCS facility.
- Bufferyard fencing will be required by ordinance in Phase II as development occurs on the western third of the overall parcel near the condos in Woodgate.
- As part of Phase I, the new street will be constructed to the western edge of the GCS property, along with extension of City water and sewer as shown on the attached plans. The GCS facility will drain to the proposed detention basin in the south east corner of the overall property. A cross-drainage easement is required to be recorded on the overall property.
- Any development or subdivision of new parcels proposed in Phase II will be required to come back to the City as a Planned Use.
- Phase I will subsequently require a final plat approval by the City Council upon adequate design of infrastructure necessary to serve Phase I (the GCS facility).
- Sidewalks are required along the frontage of the GCS facility on Lincoln Avenue, as well as on both sides of the proposed street.
- All HVAC units are to be screened from view of the public ROW
- The dumpster enclosure will be consistent with the building design
- A cross-access easement with the office park to the south shall be provided as Phase II is developed.