

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as “GCS Credit
Union,” Parcel Numbers 04-31.0-216-017,
04-31.0-216-018 and 04-31.0-216-019)**

WHEREAS, the applicant, Keith Burton for Granite City Steel, proposes to develop a credit union on 1.4 acres of a 9 acre parcel of land located on the west side of South Lincoln Avenue, just south of the Post Office; and

WHEREAS, the applicant has requested and heretofore filed a petition with the City of O’Fallon for a zoning change from B-1 Community Business District to B-1(P) Planned Community Business District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit A); and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 2052, “Planned Uses”; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on October 10, 2006, in accordance with state statute, and recommended to approve the petitioner’s request to obtain B-1(P) Planned Community Business District zoning for the property with a vote of 8-ayes to 0-nays subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit B); and

WHEREAS on October 30, 2006 and November 13, 2006 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment. That upon the effective date of this Ordinance, the described property, known as “GCS Credit Union”, be henceforth classified as zoning district B-1(P) Planned Community Business District as shown on the attached Exhibit A and with the conditions as listed below:

1. Retail, particularly on the interior parcels, is not recommended in order to provide consistency with the Comprehensive Plan of Office/Business Service.
2. The Phasing Plan (I and II) is approved as shown on the attached drawings
3. 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.
4. A plan for the tenant signage should be provided by the applicant as part of any Phase II development.
5. 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
6. 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.
7. A photometric lighting plan is required as part of the final construction plan submission.
8. A detailed landscaping plan is required as part of the final construction plan submission for the GCS facility.
9. 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.
10. 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.
11. Any development or subdivision of new parcels proposed in Phase II will be required to come back to the City as a Planned Use.
12. 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).
13. Sidewalks are required along the frontage of the GCS facility on Lincoln Avenue, as well as on both sides of the proposed street.
14. All HVAC units are to be screened from view of the public ROW
15. The dumpster enclosure will be consistent with the building design
16. A cross-access easement with the office park to the south shall be provided as Phase II is developed.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this _____ day of _____.

ATTEST:
(seal)

Approved by the Mayor this _____ day
of _____.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									