



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: August 18, 2008
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "New Life in Christ Interdenominational Church Expansion") – **Second Reading**

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended approving an amended ordinance on Second Reading at its August 11, 2008 meeting with a vote of 4-0. The amendment was to approve the church's zoning proposal and to authorize up to \$100,000 contribution by the City toward reconstruction of approximately 240' of Hilltop Drive in Phase I, with the Mayor to negotiate any contribution toward Phase II reconstruction of Hilltop Drive.

Background: After the CD meeting, the Mayor met and negotiated a proposal with the church that is being brought forward in this amended ordinance. The general terms are highlighted below in Conditions 12 and 13. Essentially, the new terms are as follows: The church will survey and dedicate to the City a strip of land for Right of Way 20' in width and approximately 1,500 linear feet for the Hilltop reconstruction. Also, the City will provide up to \$75,000 toward the reconstruction of Hilltop Drive in Phase I and 25% up to a maximum of \$100,000 in Phase II toward the reconstruction of Hilltop Drive, conditioned upon acceptance of the improvements by the City.

Another item of note pertains to the proposed condo plat. Attached is a draft condo plat which was received after the CD meeting, so the Committee has not reviewed it as of this date. We recommend the condo concept for approval, with the condo plat, the final configuration of the lots, common elements, and easements, and related condo documents being reviewed and approved by the city and legal counsel prior to recording with the County.

The final conditions for the amended second reading of the ordinance are as follows:

1. The attached plan sheets and building elevations are adopted as an integral and continuing part of the approval of this project. Phase I and Phase II concept plans are both being approved as part of this ordinance, with the respective conditions for each.
2. A variance is granted to the City's minimum street standards to allow for a reduction in the pavement width of Hilltop Drive improvements from 30 ft to 24 ft from Scott-Troy Road west to the second entrance on Hilltop Drive. Hilltop Drive would be 20 ft from the second entrance west to the third entrance on Hilltop. Hilltop Drive will otherwise be reconstructed to meet all other minimum city street standards as approved by the City Engineer. No parking will be permitted on Hilltop Drive. Each Phase of the church's expansion plans is contingent upon both the on-site and off-site parking, site, and roadway improvements as outlined in the project report, traffic study, and Traffic Management Plan (TMP).

3. A variance is granted to allow smaller parking stalls with dimensions of 9' x 18' in the proposed new parking area. Existing parking in Phase I will remain 10' x 19'. All parking in Phase II is proposed to be 9' x 18".
4. All water and sewer utilities will be constructed during Phase I. Stormwater and drainage facilities will be constructed as shown in Phase I and II plans. The water will be public and the sewer will be private.
5. As an express condition of the zoning approval of this project, the Traffic Management Plan and Traffic Study is adopted as the guiding document for present and future site circulation management and future roadway improvements. The church agrees to abide by the recommendations of the study and the TMP, which for effective operation will require continual and effective implementation by the church's Parking Ministry.
6. Adequate on and off-site signage will be provided by the church as approved by the City and County Highway Engineers.
7. An easement plat for the property showing all required water, sanitary sewer, and road right-of-way easements must be submitted and approved prior to permitting of any construction activities. The church will provide the maximum allowable easements and access areas for making off-site roadway improvements, including, if required, temporary passage through their site for residents of Hilltop Lane.
8. Verification of adequate sound attenuation for the community center and sanctuary expansion must be provided by the architect.
9. A photometric plan in accordance with City regulations must be submitted and approved prior to issuance of any building permits.
10. A condominium plat is authorized to assist the church in closing on their loan for the youth center. The condo plat, final configuration of the lots, easements, and common elements, and final condo documents must subsequently be reviewed and approved by the City administration and its legal counsel prior to recording of the condo plat and associated documents.
11. Where not otherwise required, a dense landscape buffer of shrubs of approximately 3' in height will be installed around the perimeter of those parking areas where needed to shield the headlights of cars in the parking lot from adjacent houses.
12. Prior to issuance of any project permits, the church will survey and dedicate, subject to the City's review Right of Way to the City for the purpose of reconstructing Hilltop Drive, with dimensions of such Right of Way being a minimum of 20' wide and running the entire length of the church's southern property line a distance of approximately 1,500 L.F.
13. The City will provide \$75,000 payable to the church upon their completion and the City's acceptance of the Phase I improvements to Hilltop Drive, per the approved plans. The City will also provide up to 25% payable to the church toward the cost of construction of the Phase II improvements on Hilltop Drive, up to a maximum of \$100,000, subject to the City's acceptance of the improvements.

Legal Considerations, if any: None

Budget Impact: Up to \$75,000 in Phase I and 25% up to a maximum of \$100,000 in Phase II toward the reconstruction of Hilltop Drive. The City will also receive land from the church for a strip of right of way 20' in width and approximately 1,500 linear feet for the Hilltop reconstruction,

Staff Recommendation: Staff recommends approval of the project with the conditions outlined above.