



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: September 15, 2008

Subject: Ordinance No. _____: An Ordinance Amending the City of O'Fallon, Illinois Comprehensive Plan Future Land Use Map (Parcel Numbers 04-30.0-300-023, -025, -026, -028, and -029) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Map Amendment at its September 8, 2008 meeting with a vote of 3-1.

Background: The applicant, City of O'Fallon, has filed an application requesting approximately 7.81 acres of land (Parcel ID Nos. 04-30.0-300-031, -032, -023, -025, and -026) be amended from the 2006 O'Fallon Comprehensive Plan – Future Land Use Map from *Neighborhood Residential* to *Office/Service*. The subject property, currently occupied by two single-family homes, is located off of West State Street, just west of Lawn Drive. Glen Dempcy has filed an application requesting 4.63 acres of the acres of land be rezoned from SR-1, Single-Family Residence Dwelling District, to O-1(P), Planned Office District for the proposed use of a real estate office. A public hearing for the Dempcy Real Estate Office is scheduled for the August 26, 2008 Planning Commission meeting.

Approval of the amendment is necessary prior to the approval of the Dempcy Real Estate Office project. Failure to approve the amendment but approve the said project will conflict with the Future Land Use Map and the approved land use.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: The main reason why staff originally recommended the Map Amendment was to avoid spot zoning the Dempcy Real Estate Office property. However, in light of the volume of public input against the change at the Planning Commission meeting and the subsequent Planning Commission vote to deny the Comp Plan amendment, staff does not support the map amendment at this time. And, although the Dempcy Real Estate Office project, on its face, does not pose a significant

issue to surrounding properties, granting its rezoning without the Map Amendment would be considered spot zoning.

While staff does not support the map amendment and rezoning, if the City Council nevertheless decides to approve the Map Amendment, staff would recommend the following condition:

1. Any future development will be allowed only as a Master Planned Development rather than in a small, piecemeal fashion. That Master Plan should include the area not only being proposed for change as part of this proposed Comp Plan amendment, but should include the area down to W Hwy 50 currently shown as office in the Comprehensive Plan. The Master Plan change would allow only residential styled and scaled office buildings, heavy landscaping and buffer requirements. It would also require unifying control through ownership, architectural elements, and infrastructure.