



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: October 20, 2008

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Airport Storage Center") – **First Reading**

Update: After requesting to put the project on hold, the applicant has revised the building elevations to include 100% EIFS and a pitched, green, standing seam metal roof on all structures. The applicant has also requested a variance to the City's prohibition of chain link fencing to allow chain link fencing in lieu of vinyl privacy fencing along the eastern and western sides of the property. They cite safety as a reason for the request. The applicant also indicated that landscaping would be planted on the exterior side of the chain link fencing to disguise it.

Revised plans are attached.

List of committees that have reviewed: The Community Development Committee reviewed and recommended approval of the revised Zoning Amendment on this development at its October 13, 2008 meeting with a vote of 5-0.

Background: The applicant, Century Development, LLC, has filed an application requesting approximately 3.34 acres of land be rezoned from B-1, Community Business District, to B-2(P), Planned General Commercial District for a proposed mini storage facility and office. The property is located at 8520 East Highway 50.

The applicant proposes to construct 6 mini storage buildings (totaling 41,400 sq. ft.) and a 5,000 sq. ft. office on site. The project will include construction of an asphalt parking lot. The existing access point off of East Highway 50 will remain. The proposed buildings require a total of 20 parking spaces. The applicant has provided 23 parking spaces, including 1 handicap accessible spaces located near the entrance to the office building.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) The storage buildings will be constructed of EIFS with pitched standing seam metal roofs.
- 2) The City of O'Fallon and the applicant will enter into a sewer recapture agreement with the developer to install a gravity sewer line to serve the Airport Storage Center and to open up a large development area on East Highway 50.
- 3) The three rental trailers displayed in the front of the site must be parked in an orderly manner and only within the designated parking pad. Signage (such as banners) may not be attached to the trailers. The 5 rental trucks and trailers stored at the rear of the site must be kept in the designated area and may not obstruct the drive aisles.
- 4) Sidewalk easement will be 6 ft in width.
- 5) A variance is granted to allow the use of chain link fencing along the rear half of the fenced area along the eastern property line. The northern half of the fenced area will be fenced with an extension of the decorative picket fence used in the front of the property around the northeast corner. Landscaping consistent with the buffer requirements in Article 13 of the Zoning Code will be planted on the exterior side of the fence to provide screening.