



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: November 16, 2009

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

List of committees that have reviewed: The Community Development Committee reviewed and voted 4-0 to approve the project at its November 9, 2009 meeting.

Background: The applicant, William Crocker, has filed an application requesting approximately 0.66 acres of land be rezoned from B-1, Community Business District, to B-2(P), Planned General Commercial District for a proposed commercial storage building and access lot for Comm Squad. The property is located at 8670 U.S. Highway 50, East. Comm Squad is a telecommunications contractor. The existing office building and garage on the north side of the subject property is used for the business office. A commercial storage building and paved area will be added to the rear of the property to be used for storage of Comm Squad fleet vehicles.

Legal Considerations, if any: None

Budget Impact: The applicant will contribute \$1,000 for installation of a fire hydrant to serve the development.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) A variance is granted to the maximum height of an accessory structure to allow a height of 23 ft.
- 2) One deciduous tree must be planted at 50 ft intervals around the proposed paved area.
- 3) Provide a letter of authorization from IDOT to access the curb cut to the west of the subject property. In addition, the applicant must improve the curb cut to IDOT specifications and obtain any necessary approvals from the adjacent property owner.

- 4) Obtain approval from St. Clair County Public Health for development plans as it relates to the existing septic system.
- 5) The applicant will be required to contribute \$1,000 for installation of a fire hydrant to serve the development.
- 6) All heavy commercial vehicles and equipment must be stored indoors. No outside storage is permitted.