

AGENDA ITEM REPORT

DATE OF MEETING: October 24, 2016

ITEM: Ordinance Approving a Planned Development District P-BP1 Planned Business Park District (Ameren Illinois Office Building)

STRATEGIC PLAN GOAL: *Goal #1 –Preferred Place to Live*
Goal #4 – Strong and Diverse Economy

BACKGROUND:

The applicant, Ameren Illinois, seeks to establish a Planned Business Park District at northeast corner of Eastport Plaza Drive and Executive Drive in order to construct an approximately 44,000 sq. ft. office building, two-story corporate office building.

The ordinance contains the following noteworthy provisions:

1. A Site Plan is required and shall be submitted for review by Ameren within 12 months of Council approval.
2. Improvement Plans are required and shall be submitted for review by Ameren within 6 months of Site Plan Approval.
3. Construction shall commence with 3 years of Council approval.
4. Failure to commence construction within 3 years of Council approval may result in the Planning Commission reviewing zoning and potential acting in accordance with procedures for changes or amendments to the Zoning Map to rezone the property.

The Planning Commission held a public hearing on October 18th, and recommended approval of the ordinance by unanimous vote.

RECOMMENDATION: Planning Commission recommends approval of the Ordinance Approving a Planned Development District P-BP1 Planned Business Park District (Ameren Illinois Office Building)

ITEM SUBMITTED BY: David Bookless, Community Development Director

ATTACHMENTS: Ordinance
Staff Report