



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: March 17, 2008

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

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its March 10, 2008 meeting with a vote of 4-0.

Background: The applicant, Core States Engineering, has filed an application requesting approximately 16.69 acres of land to be rezoned from B-1(P), Planned Community Business, to B-1(P), Planned Community Business for the construction of a 1,988 sq ft automatic car wash to serve as an ancillary use to the existing Sam's Club fuel station. The subject property is located at the northwest corner of Highway 50 and Interstate 64. The applicant intends to construct a new two-bay automatic car wash with inside blowers east of the existing Sam's Club fuel station.

Planning Commission Update: The Planning Commission held a public hearing on this project on February 26, 2008. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. Detention basin capacity and operation shall be verified and approved as part of the construction plans prior to the issuance of a building permit.
2. The detention area and the entire site shall be maintained free of man-made debris/ trash.
3. The external CMU building materials shall be dyed or painted, and the roof style and color will match that of the existing, adjacent fuel facility.
4. A revised landscape plan shall be submitted and approved prior to approval by Council.
5. The hours of operation for the car wash shall be the same as the fueling station.

Staff Update: During the Committee meeting, staff discussed the need to extend the proposed berm easterly to the detention pond along Highway 50. Currently, the plan indicates that the berm would end directly in front of the car wash. At its proposed

location, the berm would leave a wide unscreened area for the car wash near the interchange of I-64 and Highway 50. Staff recommended that the berm be extended approximately 100 feet east to the detention area. The Committee agreed by unanimous consent. Therefore, staff recommends the following condition:

6. The proposed berm along Highway 50 shall extend approximately 100 feet east to the detention area.

As part of the Planned Use approval for the Sam's Club fuel station in 2003, the hours of operation of the fuel station were Monday-Saturday 6AM to 9PM and Sunday 9AM to 7PM.

Legal Considerations, if any: None

Budget Impact: none

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