



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 "Shakthi Plaza") – **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, Gunna Ravi for Shakthi Plaza, has filed an application requesting approximately 0.67 acres of land be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District for the proposed use of a 4-tenant retail building. The property is located at 1607 West Highway 50 at the site formerly occupied by Frieze Harley-Davidson.

The applicant proposes to convert the existing 6,000 sq. ft. one-story brick and metal siding building to be used as a retail center with up to 4 tenant spaces. Each tenant space will have its own front entrance on the north side of the building. The site will have one full access point off of Hwy 50 (existing), as well as two access points off of the private driveway to the west of the subject property. Cross-access is also provided with the property to the east. A total of 24 parking spaces are required for 100% retail uses, and the applicant will provide 28 parking spaces, including 2 handicap accessible spaces located in front of the entrance. As presently designed, the site could support up to 800 sq. ft. of small restaurant space (an establishment with capacity less than 40 people).

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) All HVAC rooftop units are to be screened from the public right-of-way by materials that will blend in with the roof materials.
- 2) The attached site plan shows an alternate outdoor seating area. If a future tenant desires to have an outdoor seating area, a curb and decorative fence must be installed around the outdoor seating area as shown on the attached site plan.

- 3) The applicant must construct a Class "A" structural buffer along the southern property line, which will include a 6-foot high maintenance-free vinyl privacy fence and dense landscaping as described in the City's Zoning Code. A variance is granted to allow a reduction in the width of the landscape buffer to 7 feet.
- 4) Concrete bumper blocks will be installed in lieu of parking lot curbing along the landscape buffer to maintain existing stormwater runoff patterns.
- 5) All signage must meet the requirements of the City's Sign Ordinance in effect at the time of sign permit application. All signage will require approval of a sign permit. The location of the monument sign may be relocated to the northwest corner of the site if it is outside of the required sight distance triangle and a landscaped curb is installed on either side of the Hwy 50 entrance.
- 6) Hours of operation will not be permitted later than 11:00 p.m.

Legal Considerations, if any: None

Budget Impact: none

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