



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** May 5, 2008

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Clete's Impound Lot") – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its April 28, 2008 meeting with a vote of 4-0.

**Background:** The applicant, Thomas & Sherry Bleisch, filed an application requesting approximately 9,740 sq ft of land to be rezoned from SR-3, Single-Family Residence Dwelling, to B-2(P), Planned General Business for the development of a vinyl-fenced impound lot to serve as an ancillary use to the existing Clete's Auto Repair across the street at 138 Douglas Avenue. The impound lot will be used for the storage of abandoned, arrested and accident vehicles. The subject property is located at 135 Douglas Avenue.

Currently, the applicant has used the south adjacent property of the subject property as an impound lot for Clete's Auto Repair. The south adjacent property is owned by the applicant's father. The applicant plans to relocate the vehicles from the existing impound lot to the proposed impound lot.

The existing site is currently undeveloped with direct access to Douglas Avenue with a platted, unbuilt alley separating the proposed and existing impound lots.

If the rezoning is approved by the City Council, then staff recommends that the proposed site may be used as an impound lot only in conjunction with the continuation operation of the existing Clete's business. If Clete's, or any subsequent business, ever ceases to be an auto repair and towing shop, the zoning approval for this impound lot will cease and be discontinued.

**Planning Commission Update:** The Planning Commission held a public hearing on this project on April 22, 2008. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. A variance to allow the waiver of the sidewalk requirement along Douglas Avenue.
2. The hours of operation for the impound lot shall be 8AM to 5PM Monday through Friday.
3. The proposed site may be used as an impound lot only in conjunction with the continuing operation of the existing business located on the Clete's auto repair and towing service site. If the business located on the existing Clete's site ever ceases to be an auto repair and towing service, the zoning approval for this impound lot will cease and be discontinued.
4. A concrete apron must be added to the entrance into the asphalt parking lot, or as otherwise approved by the City Engineer.

**Community Development Committee Update:** The Community Development Committee reviewed the recent submittal of the applicant's proposed alternative landscape plan. The proposed landscape plan replaces the required evergreen and deciduous trees with forty-eight (48) Techny Arborvitae evergreen shrubs. These shrubs would be installed at six (6) feet in height and spaced four (4) feet apart. The low-maintenance shrubs would grow to fifteen (15) to twenty (20) feet in height with a four (4) to six (6) foot wide spread in a few years and provide a more solid screen than the required evergreen and deciduous trees. Per the alternative landscape plan, the applicant offered to donate the required five (5) deciduous trees to the City with the approval of the plan. During the Committee meeting, staff recommended the approval of the alternative landscape plan. The Committee agreed by unanimous consent. Therefore, staff recommends the following conditions:

5. The approval of the alternative landscape plan as presented.
6. The applicant will donate a total of five (5) deciduous trees to the City with the approval of the alternative landscape plan.

**Legal Considerations, if any:** None

**Budget Impact:** none

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