CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: June 7, 2004

Subject: Ordinance No._____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "Gator's Drive-Thru" Parcel Number 04-30.0-423-003) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed this application and recommends approval. The Committee's only comment on the application is stated below.

Background:

The applicant, William Reidelberger, has filed an application requesting approximately 16,145 sq. ft. of land located at 406 W. Highway 50 in O'Fallon, IL which includes an existing building be rezoned from B-1 to B-1(P). The property is located at the intersection of Highway 50 and 5th street, ¼ mile west of Marie Schaeffer.

Within the subject property, Mr. Reidelberger plans to construct a new drive thru window on the north side of the existing building and a twelve (12') ft. drive-thru lane on three sides. The property will have no external speakers. The drive-thru is intended to serve Gator's customers during inclement weather, particularly to those who are elderly or have physical impairments. In addition to the drive-thru, the applicant will construct iron fencing along the outdoor seating area and will paint nine (9) diagonal parking spaces over existing head-in parking along the south side of the property. The applicant will move the dumpster to the northeast corner to provide a 16' wide escape lane onto 5th Street.

Community Development Committee reviewed the project on May 18, 2004 and concurred with Planning Commission recommendations, except that a right-turn only was not necessary for the escape lane.

Planning Commission reviewed the project and recommends approval 9-0 with conditions outlined in the attached project report. A more detailed account can be found on the attached memo to Community Development dated May 18, 2004.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval with conditions (see project report).