



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 "KFC/Texaco Redevelopment" Parcel Number 04-32.0-102-001, 04-32.0-102-015 and 04-32.0-102-016) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed this application and recommends approval. The Committee had comments on the application as indicated below.

Background:

The applicants, Est. of Lloyd Wiemann and Bel-O Corp., have filed an application requesting approximately 1.1 acres of land located at 300 and 302 E. Highway 50 in O'Fallon, IL be rezoned from B-1 to B-1(P). The property is located at the intersection of Highway 50 and Whitehall Dr. at the vacant Texaco and KFC buildings.

Within the subject property, the applicants plan to demolish the existing buildings and construct a new 11,700 sq. ft. retail strip center consisting of seven (7) tenant spaces. The building will face north toward E Highway 50 and provide one access onto Highway 50 and one access onto Whitehall Dr. A total of 54 customer spaces, 3 accessible, will be provided. An existing storm water sewer will be relocated around the east perimeter of the building. The zoning lot will permit building upon the traditional lot lines and allow the single building to occupy two platted lots.

The project is requesting 3 variances with the approval; rear setback reduction to 10 feet (20 required), waiver of stormwater detention requirements, and parking landscape islands sizes. All parking spaces will remain at 10' x 19'. All other outstanding issues were resolved through Community Development and are shown on the attached revised building elevations and site plan.

The Planning Commission reviewed this project and voted 9-0 to recommend the project for approval with conditions outlined in the project report. A summary of the Planning Commission hearing is included in the attached memo to the Community Development Sub-Committee dated May 18, 2004 and attached to this memo.

Legal Considerations, if any: None

Budget Impact: None

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