



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Lisa Reime, Planner
Walter Denton, City Administrator

Date: August 2, 2004

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "McDonald's Redevelopment" Parcel Numbers 04-29.0-326-028, 04-29.0-326-033 and 04-29.0-326-036) – **First Reading.**

List of committees that have reviewed: The Community Development Committee reviewed this application at its meeting on July 20, and the votes for the project were as follows: Horton and Mouser – no; Medford – yes; Henry – undecided.

Background:

The applicant, McDonald's Corporation, has filed an application requesting approximately .99 acres of land located at 108 E. Highway 50 and portions of 713/715 Vine in O'Fallon, IL be rezoned from "B-1" Community Business District and "SR-3" Single Family District to B-1(P) Planned Community Business District. The property is located on Highway 50, 150 ft. east of South Lincoln Avenue. The applicants intend to demolish the existing restaurant and construct a new 4247 sq. ft. restaurant and a parking lot with 46 spaces. The development will include a 10' drive-thru lane and entrances/exits at the two existing locations on the south side of the building along Highway 50.

The McDonald's Redevelopment Planned Use was previously approved by Ordinance No. 3174 on May 5, 2003. Following City Council approval, Corporate McDonald's determined the amount of parking provided on the site, while sufficient by City standards, was not sufficient for McDonald's standards. McDonald's has acquired portions of adjacent residential property to the north for increased parking. This site plan is consistent with the previous approval except for the acquisition of additional land. The two residential lots will have remainders that are sufficient to meet all zoning requirements for them as residential. The current number of parking spaces on the current site is 39 (none of which meet City minimum 10' wide requirements). The plan approved last year had 40 spaces with a variance to the 10' width as well (9.5'). The current plan shows 46 spaces all of which are proposed to meet minimum city code dimensions.

McDonalds proposes to rezone from the adjacent residential lots a total of 460 sq ft off Alexander's lot (.01 or one-one hundredths of an acre), and 4,072 sq ft (or .09 or 9 one- hundredths of an acre) off of Pritchett's lot. Pritchett will be left with 9,400 sq ft of lot area, and Alexander will be left with 6,544 sq. ft, both of which will meet the minimum lot size requirement of 6,000 in an SR-3 zoning district. All remaining lot dimensions and setbacks on these two residential properties will meet the minimum City ordinance requirements. Pritchett will have an average lot depth of 125' and Alexander will have an average of 130' in lot depth, with a minimum required lot length in the SR-3 district being 100'.

The Planning Commission reviewed this project and voted 5 yes -5 no, on a motion to recommend the project for approval with conditions outlined in the project report. A summary of the Planning Commission hearing is included in the memo to the Community Development Committee dated July 20, 2004, which is attached to this memo.

At the public hearing, several residents from the Lincoln Heights Subdivision to the north of the development voiced concern. The concern centered around the 10' to 40' encroachment of the parking lot into the neighborhood and the close proximity of the dumpster to some residents' back yards. Concerns of crime, lighting pollution, noise pollution, future expansion into the neighborhood, and health issues with the dumpster (smells, rodents, etc.) were also raised.

Approximately 30 residents from the Lincoln Heights Subdivision attended the Community Development Committee and raised similar objections. Subsequent to the PC hearing, the McDonald's Corporation revised their site plan and architectural elevations to address several issues raised by residents and the conditions recommended by the Planning Commission. The rear property line of the development now averages only a 16' encroachment into the rear residential yards due to reduction in the rear buffer and relocation of the dumpster. The applicant has provided architectural elevations which are greatly enhanced over the elevations previously approved by the Council. Another advantage of the redevelopment is that the area between the McDonalds existing fence and the adjacent residential owners fences will go away. The gap between these two fences is between 8'-10', and this area has historically been poorly maintained. The applicant will install an eight foot (8') height, site proof fence constructed of maintenance free vinyl which will buffer the development from the adjoining residential neighborhood. Additionally, site circulation is improved in this revised plan over what was initially approved by the Council and stacking at the entrances will also be increased by 20'.

One of the problems with redeveloping this or similarly sized commercial sites is the small buildable area on the lot, particularly when trying to accommodate drive through lanes, adequate parking and stacking, required buffer yards, required minimum setbacks, and a larger building. Relatively small, stand-alone commercial sites such as this are more difficult to redevelop without gaining additional ground, as is evidenced by the old KFC site directly across Hwy 50 from this site.

The only remaining item not adequately addressed by the applicant is the size and configuration of the freestanding sign. The applicant is proposing a 20' high monument sign, however, it is recommended by staff that the sign be monument in design consistent with the Comp Plan. The proposed sign ordinance, which has been reviewed by the ZBA, recommends monument signs range between 8' and 12' in height, depending upon how far back the sign sits from the right-of-way. As a planned use, the City may require McDonald's to construct a monument sign consistent with these policies.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval with the following conditions (see project report)