



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** September 1, 2004

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "The Ginger Shop" Parcel Number 04-30.0-225-015) – **First Reading**

---

**List of Committees that have reviewed:** The Community Development Committee reviewed this application and recommends approval.

#### **Background:**

The applicant intends to demolish the existing structure at 106 & 108 W. State Street and construct a 4,313 sq. ft. structure. The proposal requires a variance for more than 50% lot coverage in the B-1 District. The new structure will be used for a consignment and antique retail shop. The development will have four (4) parking spaces in the rear for shipping and receiving and employee parking.

The Planning Commission reviewed the project and recommended approval 9-0 with conditions outlined in the attached project report. The Community Development Committee reviewed the project on August 17, 2004 and concurred with the Planning Commission recommendations. Approval of the Preliminary Site Plan, to include the variance to exceed the maximum lot coverage of 50%, with the following conditions:

- The new building will have to meet the 1999 B.O.C.A. National Building Code, including meeting all fire rating requirements.
- If the new building is constructed on or within five feet of the property lines, temporary construction and maintenance easements must be obtained from the adjoining property owners.
- Signage is to be restricted to be incorporated into the canvas awning, as shown in the preliminary sketch or wall signage to be submitted at a later date and approved by staff.

**Legal Considerations, if any:** None

**Budget Impact:** None

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