



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: October 27, 2004

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "Mark Feltman" Parcel Numbers 04-29.0-301-004 and 04-29.0-301-005) – **First Reading**

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

Background:

The applicant, Mark Feltman, has filed an application requesting that land located at 229/231 E. State Street be rezoned from SR-3, Single-Family Residence Dwelling District, to B-1(P) Planned Community Business District. The property includes two (2) lots, each measuring approximately 100' in width and 60' in depth.

The 229 E. State Street property is a single-family dwelling unit and is the residence of the applicant. The applicant has a sales contract with a potential buyer for the property at 231 E. State Street, contingent upon receiving rezoning approval. The potential buyer intends to make minor exterior improvements to the existing building and open a dog grooming business. The dog grooming business will receive up to 9 or 10 animals a day for appointments. Most animals will be picked up as soon as the grooming is completed. No boarding of dogs will be conducted, which requires a state license. Retail sales of pet supplies will be limited. The Planning Commission and Community Development Committee recommend approval of the B-1(P) zoning for the properties at 229 and 231 E. State Street with the following conditions:

1. The fence shall be relocated to be included on one property, or additional fencing installed along the property line between 229 and 231 E. State Street, if the applicant sells the property at 229 E. State Street.
2. The signage for the 231 E. State Street property (proposed dog grooming business) shall be limited to a 3' by 4' monument sign located in the front yard. The location of the sign shall be approved by City staff.
3. The Interim Planned Use will regulate any change in use and proposed improvements to the property at 229 E. State Street (the existing single-family residence).
4. Building permits must be obtained for the property at 231 E. State Street prior to making improvements.
5. The dog grooming business shall not include boarding of animals and shall not keep animals outside.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval with the conditions listed above.