



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** March 16, 2005

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Beltone Building" Parcel Number 03-26.0-401-015) – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their March 14, 2005 meeting and gave their approval.

**Background:**

The applicant, Bradley McMillin, McMillin Realty, has filed an application requesting .29 acres of land located at 1415 W. Highway 50 in O'Fallon, IL be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District. The applicant intends to demolish the existing commercial structure and construct a 5,146 square foot, two-story masonry commercial building. The preliminary development plan includes 21 parking spaces, a 12' wide landscape buffer along the south property line and an existing privacy fence.

It has been determined by the applicant's engineer that his existing parking and free standing signs (Beltone and State Farm) are presently on City of right-of-way. The preliminary site plan depicts that a portion of the parking area along W. Highway 50 and the Beltone sign will remain in the City right-of-way. Staff has prepared an agreement to permit the applicant to use City right-of-way for his parking area and the Beltone sign which is to remain, should the petition be approved.

Planning Commission and staff recommended approval of the B-1(P) zoning for the property with the following conditions:

- A landscaped buffer yard four (4) feet wide around the east edge of the parking area shall be installed.
- New signage shall be limited to three (3) flush-mounted signs installed on the front (north) elevation, each not to exceed 32 square feet in size.
- The applicant shall secure a lease agreement with the City to lease land to construct the parking area and maintain the Beltone sign as shown on the site plan.

**Legal Considerations, if any:** The lease agreement listed in the condition will be addressed later on the agenda.

**Budget Impact:** None

**Staff recommendation:** Staff recommends approving the petition with the conditions listed above.