



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: May 10, 2005

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "O'Fallon Storage" Parcel Number 03-26.0-108-006) – **Second Reading**

List of committees that have reviewed: The Community Development Committee reviewed the petition at their April 25, 2005 meeting and gave their approval.

The City Council at the May 2nd Council meeting voted to approve the petition.

Following the Council meeting, the applicant requested consideration to amend the sign elevation included in the proposal. The sign elevation was a for 20' free standing sign with a 4' x 8' or 32 square feet sign face. The present sign ordinance would allow one free standing sign, and on any lot zoned B-1 or B-2 and fronting on or lying within 200 feet of any interchange to an interstate highway or limited access traffic way, the maximum sign height is 35 feet. The applicant is proposing a 35' free standing sign with a 6' x 12' or 72 square feet sign face. The amended sign would meet the present sign ordinance regulations. The applicant is requesting the City Council consider his request to amend the sign elevation.

The applicant has also requested that the exterior building material be amended from Hardi-panel (a fiber-cement siding) to split faced dyed block.

The Community Development Committee at their May 9, 2005 meeting recommended approving the amendments to the sign elevation and building material by a vote of 3-yes, 0-no.

Background:

Rob Wessel, H.W. Properties, filed an application requesting to rezone Lot 6 of Zeisel Business Park, from B-2, General Business District, to B-2(P), Planned General Business District, for the purpose of constructing mini-warehouses. The proposal includes constructing three (3) mini-warehouses; one measuring 30' x 281' (8,430 sq. ft.), a 20' x 81' (1,620 sq. ft.), and a 10' x 81' (810 sq. ft.). The mini-warehouse development will use an existing 30' entrance off the Frontage Road.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Staff recommends approval.