



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: August 25, 2005
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "McMillin Realty, Inc." 1317 W. Highway 50 – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed the petition at their August 22, 2005 meeting and voted 2-0 to approve with the conditions as recommended by the Planning Commission.

Background: The applicant, Bradley McMillin, McMillin Realty, has filed an application requesting a zoning change from SR-2, Single-Family Residential, to B-1(P), Planned Community Business District for .25 acres of land located at 1317 W. Highway 50 in O'Fallon, IL. The property includes an existing 1,796 square foot single family residence with 80' of frontage along W. Highway 50. The applicant intends to convert the residence into office space.

The existing building is of brick construction. No additions or alterations are proposed for the building and the elevations will remain the same. Land to the north and east are zoned B-1(P), Planned Community Business District and are used for commercial purposes. Land to the south and west are zoned SR-2, Single Family Residence Dwelling District.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, August 9, 2005 meeting. Discussion ensued on lighting requirements, fence requirements and signage. The project report was adopted with amendments and the rezoning request was granted with the following conditions:

1. The parking spaces are amended to meet the 10' x 19' parking dimension requirement.
2. The property is limited to office use and shall not be used for retail use, unless additional parking is provided in accordance with the City Zoning Ordinance.
3. Should the hours of operation change, either by this or any subsequent occupant, the necessary lighting requirements should be re-evaluated.
4. The fence requirement on the west property will be waived in this case and a landscape buffer along the west property line will be required only along the parking lot area
5. Any free standing sign will be limited to a monument- style not exceeding 8' high and will be consistent with other monument signs in that area.

The CD Committee recommended approval of the application without amendment.

Legal Considerations, if any: None

Budget Impact: None

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