



#### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** December 16, 2005  
**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Subaru of O'Fallon" Part of Parcel Number 03-25-0-330-005) – **Second Reading (As Amended)**

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**List of committees that have reviewed:** The Community Development Committee of the City Council reviewed the petition at their December 12, 2005 and recommended the project for approval on Second Reading, with the condition that all site and building plan issues will have been resolved. After the CD meeting, staff received a revised site plan that showed an enclosed area for vehicles waiting for body repair. The fencing will be of vinyl design. The applicant has also revised the building plans to have a 4' parapet screen around the top elevation of the building to shield the HVAC units from the public ROW. Additionally, the parking areas have been re-configured and meet minimum city ordinance.

**Background:**

The applicant, John Hanna of Tish Enterprises LLC has filed an application requesting approximately 2.05 acres of land, located at 1290 Central Park Drive be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District. The applicant intends to construct an 11,900 square foot car dealership facility for new motor vehicle sales and ancillary repairs, including collision repair, on a site with 89,298 sq. ft. in size, with approximately 13% lot coverage. The site will have two access points 24' wide on the southern property line along Central Park Drive. The hours of operation are proposed at 7 am – 9 pm MWF, 7am – 6 pm T TH, and 9 am – 6 pm Sat. The existing topography, shown on the preliminary site plan, appears to be relatively even and no detention ponds are required on-site – detention will be provided in a regional detention basin previously constructed in Central Park Plaza. Water will be provided by the City of O'Fallon and sewer by Caseyville Township Sewer District.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, November 22, 2005 meeting. At the PC meeting, applicant submitted an amended site plan and building elevation. The current building size is smaller than the initial proposal and will now face Central Park Dr. Earlier concerns on enclosure for unattended wrecked cars and consistency of design of the side and rear elevations with the façade have been significantly addressed in the revised site plan submissions. The front of the building will now face Central Park Drive. The PC voted unanimously to accept the project report and recommend approval with the following conditions:

1. Automotive repair and body/collision repair services are authorized as an accessory use, such that if this facility ever ceases to be a new car dealership, per zoning code and the terms of this planned use, it will lose zoning authorization for general auto repair and body work on this site.
2. Any cars waiting for body/collision repair must be maintained inside the building and/or in an outside enclosure at all times. The outside area, which includes the dumpster, must be enclosed with a decorative vinyl fence 6' high and maintained in good repair.
3. Signage on Central Park Drive shall be of monument design, 6' high and no larger than 60' sq. ft.
4. All parking spaces for employees and for service shall be at the required 10' x 19'.
5. HVAC units must be screened from view of the public right of way by a 4' parapet.

**Legal Considerations, if any:** None

**Budget Impact:** None

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