



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** December 20, 2005

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Market Basket" Parcel Numbers 4-33-0-202-011, 4-33.0-202-012 & 4-33-0-202-013 ) – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their December 19, 2005 meeting and voted 4 - 0 to approve the rezoning with the eight conditions listed below as recommended by the Planning Commission and staff.

**Background:** The applicant, Mr. Jason Stevens, Market Basket LLC has filed an application proposing to rebuild the Market Basket store 1700 E. Hwy. 50, IL. The project involves 3 lots. He requests a zoning amendment from B-1 (lots 7 and 9), Planned Community Business District, and B-2 (lot 8), General Business District to B-2(P), Planned General Business District.

The applicant intends to remove their existing building and add a new building to their O'Fallon site. The new building will be a Nexus Retail Structure, focusing on the sale of plants and garden items. The building construction will be a 11,750 sq. ft. single story building on a 4.25 acre lot. The applicant intends to demolish the existing house on Shiloh Road (Main Street) and the existing nursery building as part of the first phase of construction. The house facing E. Hwy 50 on Lot 9, east of the new building, will be demolished at some point during Phase Two of the project. There are two existing ingress/egress drives on the site. One is located along on Main Street on the west and the other on Arbor Parkway on the east. A total of 47 parking spaces are required for the site and applicant will provide 82 parking spaces, 6 of which will be handicapped parking stalls.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, December 13, 2005 meeting. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

- 1) Sidewalks shall be provided along Shiloh Road, E. Hwy. 50, Corporate Crossing, and Arbor Parkway.
- 2) IDOT Permit for grading in the ROW of Hwy 50 will be required at time of construction
- 3) Street Trees need to be provided around the perimeter of parking and driving areas, per the City of O'Fallon ordinances
- 4) Landscaping along the interconnected concrete storage bins along Corporate Crossing needs to be moved off the 15' waterline easement.
- 5) Move water service coming off Arbor Parkway out of the driving aisle and into landscaped area.

- 6) The shed in the southeast corner of the property will remain for a while, into the near future. It is currently being leased to Dave Frost, previous owner of Girard's Nursery, site of the now present Market Basket.
- 7) The grading for the site along Corporate Crossing needs to be cut down another 1'-2' to reduce the unusual grade. At the present height, the top of the concrete bins along Corporate Crossing will be approximately 9', which staff believes will be out of character and scale for the development and surrounding parcels.
- 8) Application should consider reorienting the building on the site to allow the façade facing Shiloh Road to be changed to more closely face Hwy 50, or at a minimum have the building set at an angle on the site so as to minimize the mass of greenhouse glass facing Hwy 50. **[This was not recommended by the Committee – it believed the orientation as proposed would be satisfactory]**

Staff recommends approval of the petition with the conditions stated above, and in addition, the following condition:

- 9). Once Lot 9 is cleared during Phase II, it will be used to display plants. All landscape materials on the entire site will be organized into the concrete bins located on the south side of the property.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recommends approving the petition with the conditions listed above, except for number 8, which was deemed satisfactory by the Committee.