



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: October 16, 2006
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Radloff Veterinary Clinic") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its October 9, 2006 meeting.

Background: The applicants, Chris and Linda Radloff, have filed an application requesting a property 0.82 acres in size located at 807 W. State St. in O'Fallon, IL be rezoned from B-1, Community Business District to B-1(P) Planned General Business District. The applicant intends to open up a veterinary clinic. The original application called for a rezoning to B-2(P); however, the proposed text amendment going before City Council to allow vet clinics in the B-1 District will allow this application to be zoned B-1.

There will be one access point from State St. The existing northwest entrance will be removed. Six (6) on-site parking spaces are required. Six (6) are provided, five spaces in the rear of the building and one accessible space in the front of the building. The applicant intends to maintain the existing storage shed in the rear of the property for storage and to house trash cans. Concrete sidewalks, landings and an ADA accessible ramp will be provided for access to the building. Appropriate facilities to remove waste will be provided to accommodate the walking of dogs in a designated area in the back yard of the property. No dog runs or outdoor kennels will be permitted. Approximate hours of operation will be from 7am to 6pm. The vet will perform emergency surgeries as well. Animals will be housed overnight if surgery requires it, and they will be attended to during this time.

Legal Considerations, if any: None

Budget Impact: none

Staff Recommendation: Approval of Preliminary Site Plan and the Rezoning from B-1 to B-1(P) with conditions outlined in the project report and listed below:

- Proposed text amendment is approved by City Council
- An approved signage plan is provided

- An approved landscaping plan is provided.
- An approved lighting plan is provided for the parking lot.
- A variance is granted to allow the eastern side of the property to maintain a width of 5.31 feet from the edge of the drive aisle to the property line for a landscape buffer, rather than the required 7 feet. Plantings along the drive aisle will be chosen from an approved list of small plants provided to the applicant.
- Proper waste disposal is provided.
- No odors are detected beyond the property line.
- No dog runs or play areas are provided.
- No indoor or outdoor kennels are provided. No boarding of animals would be permitted outside of that associated with veterinary care procedures.
- Sound attenuation is verified by a design professional.
- Cross-access with adjacent properties will be required upon redevelopment of the site with a new principle structure or substantial expansion of the existing structure.
- A sidewalk shall be constructed along State St.
- The exterior of the home shall remain substantially as it currently is.
- Animals are to be maintained only inside the existing home
- The existing sign on the building will remain, with the face to be replaced.