



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: December 4, 2006

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Aldi Grocery Store") – **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 November 27, 2006 meeting.

Background: The applicant, Louis Ross, has filed an application requesting approximately 1.66 acres of land be rezoned from B-2 General Business District to B-1(P) Planned Community Business District, for the proposed use of an Aldi grocery store. The property is located on the southwest corner of W. Hwy 50 and St. Ellen Mine Rd, on a site formerly known as the "Green Store." It should be noted that Aldi, Inc. submitted a Planned Use application for location of their store on Hartman Lane between Hardee's and the existing strip center to the south. That petition was denied by the PC as an inappropriate location because of land use incompatibility and potential traffic conflicts. Staff believes that the current proposed location would provide improved roadway access and land use compatibility.

Legal Considerations, if any: None

Budget Impact: none

Staff Recommendation: Approval of the Planned Development for the Aldi grocery store with the conditions outlined below:

- The site will have underground detention, as shown on the preliminary site plan.
- The applicant will construct one monument sign 6' wide by 7' high.
- Aldi will add a left and right turn lane onto the entrance of St. Ellen Mine Road at W Hwy 50.
- A cross-access easement will be recorded on the Aldi property to serve the adjacent parcel to the west (old Super Smokers site)

- Aldi will grant to the City a 15' utility easement along the frontage of St. Ellen Mine Road to allow for construction of a waterline extension. Aldi will be required to bore W. Hwy 50 to construct a waterline and fire service line along with 2 fire hydrants. Aldi's will also construct a waterline along their St. Ellen Mine road frontage.
- All HVAC rooftop units are to be screened from the public ROW.
- Sidewalk will be constructed along St. Ellen Mine Road.