



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** May 21, 2007

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Aldi, Inc.") – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its May 14, 2007 meeting, and directed the applicant to consider lengthening the left turn lane to accommodate more stacking, including school buses.

**Background:**

The applicant, Louis Ross, has filed an application requesting approximately 2.4 acres of land be rezoned from B-2, General Business, to B-2(P), Planned General Business. The property is located on the southeast corner of W. Hwy 50 and St. Ellen Mine Rd, on a site currently occupied by Streif Motors. This is generally the same site plan that was approved for the former "Green Store" site across the street.

The applicant proposes to construct a 15,970 sq. ft. one-story masonry building with a loading dock for use as an Aldi grocery store. The building entrance will be from the northwest corner, with primary façade orientations to the north and west. The grocery store will provide two access points onto St. Ellen Mine Road and one access point onto St. Ellen Street to the east. No access is proposed for Hwy 50. A total of 64 parking spaces are required and the applicant will provide 100 parking spaces, including 4 handicap accessible spaces located in front of the entrance.

**Legal Considerations, if any:** None

**Budget Impact:** none

**Staff Recommendation:** Approval of Preliminary Site Plan and the Rezoning from B-2 to B-2(P) with the following conditions:

1. The applicant will construct one monument sign 6' wide by 7' high and wall signage at a size in accordance with the City's Sign Ordinance. Signage will require a separate sign permit.

2. Aldi will add a left and right turn lane onto the entrance of St. Ellen Mine Road at W Hwy 50 at lengths long enough to accommodate school buses.
3. 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.
4. All HVAC rooftop units are to be screened from the public ROW.
5. Buffering as described in this project report will be constructed along the eastern property line and to the south of the loading dock.
6. The property will need a boundary line adjustment to include the detention basin.