



### 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 "Plaza Wine & Liquor") – **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.

**Background:**

The applicant, Yung-Shen Tzang, has filed an application requesting 3,600 sq. ft. of commercial space be rezoned from B-1 Community Business District to B-1(P) Planned Community Business District for the proposed use of opening up a liquor store. The property is located in the northern three existing tenant spaces (1, 3, and 5) in Southview Plaza, south of West Highway 50. Essentially, this application is for a tenant finish and wall signage. The liquor store is currently in existence along E. Hwy 50 directly across from Hardee's, McDonalds, and Community Park. The plan for the current building in which the store is presently located is to demolish it, with McDonalds seeking to relocate across the street from their current location. Both the current and proposed locations are presently owned by Walpert Properties. The applicant is requesting 9am-10pm Monday-Thursday, 9am-11pm Friday and Saturday, and 10am-9pm on Sundays.

**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 the following conditions:

1. Hours of operation shall be as noted above.
2. The applicant will be authorized to use the northern three tenant spaces as shown on the plans.
3. No free standing signage will be permitted for the use
4. Applicant will need to provide wall sign design as part of the approval process.