



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: June 4, 2007
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Aldi, Inc.") – **Second Reading**

Update

The attached ordinance was revised to exclude a portion of Condition #2 regarding school buses.

The original condition stated, "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.***"

The revised condition is, "Aldi will add a left and right turn lane onto the entrance of St. Ellen Mine Road."

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.
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.