



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: July 16, 2007

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "McDonald's") – **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 July 9, 2007 meeting. The applicant provided a revised sign elevation for McDonald's; it will now be a monument style sign with materials to be consistent with the building materials (brick base, in particular). Staff recommended there be one access off of Hwy. 50, consistent with the recommendation from the traffic consultant. However, the committee voted to keep the access as proposed by the applicant with two access points on Hwy. 50.

Background:

The applicant, Loren Ettinger for H.A.S. Development, Inc./Southview Dev, LLC, has filed an application requesting approximately 3.77 acres of land be rezoned from B-1, Community Business, to B-1(P), Planned Community Business for the proposed use of a McDonald's restaurant and parking lot improvements to the existing parking lot currently serving the existing tenants (Ace Hardware, retail center, liquor store). The property is located on the southwest corner of Hwy 50 and Whitehall Drive. The Planned Use application has been expanded to include that portion of the Southview Plaza parking lot serving McDonalds, Ace Hardware, and the shopping center facing Whitehall. The applicant intends to reconfigure the parking lot and access points to facilitate better traffic circulation and provide a better parking lot layout.

The City's traffic engineering consultant, Lee Cannon, provided staff with a basic outline of his recommendations for the traffic circulation for the site. While he didn't perform a full traffic study, he did do an evaluation of the access conditions and made recommendations regarding the site plan and proposed access points. He stated that while the project access points are minimally acceptable as proposed, they are not ideal. It would be much preferred to have only one ingress/egress point on Hwy 50, particularly given the location of the drive-through egress near the intersection of Park St. and Whitehall. McDonald's states they cannot make their plan work without the access points as proposed.

The applicant also stated they would not provide a red brick on the building as shown in their drawings, but would instead provide a lighter tan color. Staff stated they should provide that color prior to final Council approval of the project.

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:

1. A cross-access and shared parking easement and a shared parking and joint maintenance agreement among all three lots must be recorded and approved by the City as part of the final subdivision plat
2. The building elevations and colors shall be as attached to this report
3. A 10' easement shall be granted along the E. Hwy 50 frontage of the lot for a City watermain.
4. Two freestanding signs shall be allowed on the same lot for both the McDonalds restaurant and the balance of the shopping center, including Ace Hardware. The tenant sign for Ace Hardware is recommended to be as proposed (with the pole covering being 1/3 the width of the sign face), with a maximum height of 20 ft and maximum width of 10 ft. The McDonald's sign is recommended to be as proposed, being monument in style with a maximum height of 10 ft and a maximum width of 10 ft 1-3/4 inches. The materials for the base of the sign are to be brick, which is compatible with the main building. No signage shall be located within the 30' sight distance triangle for safety reasons.
5. The entrance on Whitehall will be reconstructed as shown on the attached plans, landscaped islands will be provided on both the McDonalds and shopping center sites, and the parking lot for the shopping center will be re-stripped consistent with the plans.