



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: August 6, 2007

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "McDonald's") – **Second Reading**

List of committees that have reviewed: The applicant provided a revised color scheme for the building. It will now be earth tone brick instead of red brick. The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development on 2nd Reading at its July 23, 2007 meeting, with the recommendation that a pedestrian crosswalk be added to connect Community Park to McDonald's across Hwy 50. The applicant was asked to coordinate with Dennis Sullivan to get a cost estimate on the crosswalk.

Update:

The applicant, Loren Ettinger, in partnership with Hoelscher Engineering, has obtained an estimate for a lighted crosswalk: \$100,000 to \$150,000. Highway 50 is under the jurisdiction of IDOT. IDOT states that it is the sole responsibility of the City of O'Fallon to construct and maintain any crosswalk, and further, IDOT does not recommend the crosswalk in the proposed location because it may cause further backups and is too close to the crosswalk at Hwy 50 and Lincoln Ave. Mr. Ettinger requests that the approval of the McDonald's Planned Use rezoning not include any stipulations regarding pedestrian crossings.

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.

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.