



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: November 5, 2007
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Outlaw Blues Restaurant") – **First Reading**

List of committees that have reviewed: At its meeting on October 22, 2007, the Community Development Committee recommended approval of the Planned Use rezoning for Outlaw Blues Restaurant on First Reading.

Background:

The applicant, Dave Kunkel for Frey Properties, LLC, has filed an application requesting approximately 1.78 acres of land to be rezoned from B-1, Community Business, to B-1(P), Planned Community Business for the proposed use of an Outlaw Blues restaurant. The subject property is located at the southeast corner of Central Park Drive and Central Park Circle, west of the Texas Roadhouse restaurant. The applicant intends to construct a new 7,636 square foot restaurant at 1214 Central Park Drive (Lot 23F of Central Park Plaza) with direct access to Central Park Circle.

Although not discussed in the project report, the restaurant will have outdoor seating with alcohol sales. The proposed outdoor seating area will be located in the front of the building.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the Planned Use rezoning for Outlaw Blues Restaurant with the following conditions:

1. The applicant shall integrate a minimum of two brick-outlined windows on the east elevations. The appearance of the frame for the "bricked-up" windows should be designed and constructed with the same architectural treatment given to the proposed windows on the remaining building elevations. The "bricked-up" area of the windows should include a different colored brick material to give the appearance of an old commercial building conversion.
2. A revised landscape plan shall be provided to include a minimum of one deciduous tree on each single landscape island per the Zoning Code of Ordinances.
3. Prior to the issuance of a certificate of occupancy, two vertical "No Parking" signs shall be installed near the "Delivery Zone" paved area on the east side of the building.
4. Prior to the installation of any commercial signage, sign permits shall be issued.
5. Open-air outdoor seating with alcohol sales is permitted as shown on the attached site plan.