



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** April 7, 2008

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Shakthi Plaza") – **Second 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 March 10, 2008 and March 24, 2008 meeting.

**Project Update:** The property owner to the immediate south of the subject property contacted staff to express his concern about the proposed privacy fence along the southern property line. Because his building is very close to the property line, he is concerned that the fence will prevent him from properly maintaining the building and grounds. The applicant does not have a problem with removing the proposed fence. This property has been a commercial use for many years without a fence. Given that there is no real change of use, Staff is comfortable recommending that the fence be eliminated from the site plan. The conditions for approval have been amended to include this change (see #3). A revised ordinance is attached.

**Background:** The applicant, Gunna Ravi for Shakthi Plaza, has filed an application requesting approximately 0.67 acres of land be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District for the proposed use of a 4-tenant retail building. The property is located at 1607 West Highway 50 at the site formerly occupied by Frieze Harley-Davidson.

The applicant proposes to convert the existing 6,000 sq. ft. one-story brick and metal siding building to be used as a retail center with up to 4 tenant spaces. Each tenant space will have its own front entrance on the north side of the building. The site will have one full access point off of Hwy 50 (existing), as well as two access points off of the private driveway to the west of the subject property. Cross-access is also provided with the property to the east. A total of 24 parking spaces are required for 100% retail uses, and the applicant will provide 28 parking spaces, including 2 handicap accessible spaces located in front of the entrance. As presently designed, the site could support up to 800 sq. ft. of small restaurant space (an establishment with capacity less than 40 people).

**Legal Considerations, if any:** None

**Budget Impact:** none

**Staff Recommendation:** Staff recommends approval of the project with the conditions outlined below. Please see text in **bold** for changes.

- 1) All HVAC rooftop units are to be screened from the public right-of-way by materials that will blend in with the roof materials.
- 2) The attached site plan shows an alternate outdoor seating area. If a future tenant desires to have an outdoor seating area, a curb and decorative fence must be installed around the outdoor seating area as shown on the attached site plan.
- 3) The applicant must construct a Class "A" structural buffer along the southern property line, which will include dense landscaping as described in the City's Zoning Code. A variance is granted to allow a reduction in the width of the landscape buffer to 7 feet. **A variance is granted to allow the elimination of the privacy fence in order to maintain sufficient maintenance access for the property owner to the south.**
- 4) Concrete bumper blocks will be installed in lieu of parking lot curbing along the landscape buffer to maintain existing stormwater runoff patterns.
- 5) All signage must meet the requirements of the City's Sign Ordinance in effect at the time of sign permit application. All signage will require approval of a sign permit. The location of the monument sign may be relocated to the northwest corner of the site if it is outside of the required sight distance triangle and a landscaped curb is installed on either side of the Hwy 50 entrance.
- 6) Hours of operation will not be permitted later than 11:00 p.m.

