



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** May 5, 2008

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Newbold Toyota Expansion") – **First 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 April 28, 2008 meeting with a vote of 4-0.

**Background:** The applicant, Kent Newbold for Newbold Toyota, has filed an application requesting approximately 4.19 acres of land be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District for the proposed expansion of the existing car dealership facility. The property is located at 1282 Central Park Drive.

The applicant proposes to expand the existing dealership by 7,809 sq. ft. This expansion will include a 1,440 sq. ft. showroom addition, a 6,369 sq. ft. service/parts addition, and a stand alone 1,600 sq. ft. car wash. Existing access points off of Central Park Drive will remain. A total of 126 parking spaces are required for the customer/employee parking area, and the applicant will provide 155 parking spaces, including 5 handicap accessible spaces located in front of the dealership entrance. This project is required to be a Planned Use because it is considered to be a "major change" per the Zoning Code's definition in Article 3, Division 2 "Site Plans". The proposed project meets the following triggers for a "major change":

1. Increase in total floor area over 10% - the project will increase the total floor area by 28%
2. Increase in lot coverage over 5% - the project will increase the lot coverage by 19%

**Planning Commission Update:** The Planning Commission held a public hearing on this project on April 22, 2008. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. The car wash is to be used for fleet maintenance and customer service only, and will not be open to the general public.

2. The building expansion will be compatible with the existing facility façade.
3. All HVAC units are to be screened from public view.
4. Gates must be coordinated with the Public Safety Department to ensure emergency access at all times.

**Legal Considerations, if any:** None

**Budget Impact:** none

**Staff Recommendation:** Staff recommends approval of the project with the conditions outlined above.