



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: May 19, 2008
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Clete's Impound Lot") – **Second Reading**

Committee Update: The Community Development Committee initially reviewed and unanimously recommended to approve the Zoning Amendment on this development at its May 12, 2008 meeting with a vote of 4-0. At a subsequent CD meeting on May 12, a minor amendment was suggested by the applicant, Tom Bleisch, to allow the 16' gate to be chain-link to permit better visibility into the lot for added security. Staff is ok with the change, and the committee approved the amendment by unanimous consent. Chief Betten told staff that it would be easier for his officers to patrol and to provide better security for the site if the gate were chain-link rather than the initially proposed vinyl sided privacy gate. We would also request the chain-link have a vinyl coating to prevent rust and deterioration of the metal.

Staff Recommendations: Therefore, staff recommends the following conditions as amended:

1. A variance to allow the waiver of the sidewalk requirement along Douglas Avenue.
2. The hours of operation for the impound lot shall be 8AM to 5PM Monday through Friday.
3. The proposed site may be used as an impound lot only in conjunction with the continuation operation of the existing Clete's business. If Clete's ever ceases to be an auto repair shop, the zoning approval for this impound lot will cease and be discontinued.
4. A concrete apron must be added to the entrance into the asphalt parking lot, or as otherwise approved by the City Engineer.
5. The approval of the alternative landscape plan as presented.
6. The applicant will donate a total of five (5) deciduous trees to the City with the approval of the alternative landscape plan.
7. The 16' wide impound lot gate shall be chain-link with a vinyl or similar protective coating.