



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: July 7, 2008

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

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its June 23, 2008 meeting with a vote of 3-0.

Background: The applicant, Anthony Coleman for Handlebar Inc., LLC, has filed an application requesting approximately 0.59 acres of land to be rezoned from B-1, Community Business, to B-1(P), Planned Community Business for the proposed use of The Handlebar Grill restaurant (formerly Lion's Choice restaurant). The subject property is located at 1600 W. Highway 50, east of the McDonald's restaurant. The applicant intends to construct a new 644 square foot outside fenced dining area in the existing parking lot and continue to utilize the existing drive-thru window with a limited menu. The applicant will be required to obtain a liquor license from the City prior to the sales of on-site liquor consumption.

Planning Commission Update: The Planning Commission held a public hearing on this project on June 10, 2008. The Commission voted unanimously to accept the project report and recommend approval with the following amended conditions:

1. Six-inch concrete wheel stops shall be installed with 4 ft spacing from the fence, with the 4 ft spacing filled with landscaping between the new wheel stops and outside dining area fence.
2. No liquor sales shall be made at the drive-up window. Any violation of this condition shall be an immediate suspension of the liquor license and revocation of the drive-up window services for a period of time to be determined by the Liquor Commissioner.
3. The site will be permitted to have outdoor alcohol consumption only within the enclosed outdoor seating area, provided that the applicant obtains the required liquor permit. This outdoor seating area will be completely enclosed with a 6' high decorative vinyl fence.

Legal Considerations, if any: None

Budget Impact: None

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