



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: July 21, 2008
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Car Credit City") – **Second Reading as Amended**

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its July 14, 2008 meeting with a vote of 4-0.

Background: The applicant has requested that the first reading ordinance be modified somewhat to give them greater security on the waiver of the cross-access requirement with 17th St. BBQ. The secretary of State, which regulates used car dealerships, provided a letter stating they would not permit this cross-access due to their regulations. A copy of this letter is attached. They also wanted to include the option for them to have concrete bollards in addition to the option of having metal bollards filled with concrete. The ordinance has been changed to accommodate those two requests.

They had a third comment about Condition One where they would like the language changed which currently states the city "may" rezone the property B-1 in the future. The property will be rezoned to B-2P to accommodate the proposed dealership. The ordinance language as written by Dan Vogel would require any other use proposed for this site to come back to the Council for consideration as a planned use. We recommend keeping the language in Condition One in its current form.

Legal Considerations, if any: None

Budget Impact: None

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