



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: December 15, 2008

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

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Zoning Amendment on this development at its December 8, 2008 meeting with a vote of 4-0.

Background: The applicant, Jack Schmitt, has filed an application requesting approximately 4.58 acres of land be rezoned to B-1(P), Planned Community Business District for a proposed car dealership expansion. The property is located at 915 West Highway 50 between John's Car Wash and the Shell gas station.

The applicant proposes to construct a 6,980 sq. ft. 1-story building. This will be a separate building on the dealership property, but it will be connected to the existing building by a covered walkway. The project will include minor modifications to the existing asphalt parking lot. The development will maintain its existing access points to Main Street and West Highway 50. The expansion will be served by approximately 11 customer parking spaces near the building, including 1 handicap accessible space located near the front entrance, with the rest being used for display of vehicles.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the project as proposed.