



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: March 16, 2009

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "La Parilla Mexican Restaurant") – **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 March 9, 2009 meeting with a vote of 5-0 with the following conditions (omitted staff's recommended Condition #2):

1. An alternate parking plan and variance to the parking requirements, as described in this staff report, are approved by the City Council.
2. ~~Hours of operation for the Porter Paints tenant space (3,200 sq. ft.) and the vacant tenant space next door (1,600 sq. ft.) will be restricted to closing no later than 5pm daily. In addition, the tenant space currently occupied by the Coffee House will be restricted to closing no later than 5pm.~~
3. A total of 11,400 sq. ft. of restaurant space will be permitted in the shopping center. The 750 sq. ft. tenant space currently occupied by the Coffee House will not be permitted to be re-occupied by a restaurant use in the future, should the Coffee House cease operation.
4. Unless otherwise stated herein, all businesses must close no later than 11:00pm to maintain consistency with recent approvals for this area.

Background: The applicant, Moonsung Song for SMA, LLC, has filed an application requesting approval to operate a Mexican restaurant that will serve alcohol and have a seating capacity of 70 at 1333 Central Park Drive, Suite 111 & 115. The parcel would be rezoned from "B-1" Community Business District, to "B-1(P)," Planned Community Business District. The proposed name of the restaurant is La Parilla Mexican Restaurant.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff met with the applicant to work out a solution to address parking shortages for the evening dinner crowd. The applicant agreed to restrict the hours of operation for the Porter Paints tenant space (3,200 sq. ft.) and the vacant tenant space next door (1,600 sq. ft.) to closing no later than 5pm daily. In addition, the tenant space currently occupied by the Coffee House would be restricted to closing no later than 5pm. Staff believed that this solution through an alternate parking plan reduced the need for a parking variance. However, the Committee did not want to restrict the hours of operation to 5 pm for any of the other tenants and therefore voted to omit staff's recommended Condition #2. Staff remains concerned about the lack of parking on the site, especially if the evening hours of operation for the other tenants are not restricted as described.

The Ordinance going to the Council for a vote will omit Condition #2 as shown above.