



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 "OK Salon") – **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.

Background: The applicant, Mark Feltman for Dr. Video, has filed an application requesting approximately 10,500 sq. ft. of land be rezoned from "SR-2," Single-Family Residence Dwelling District to B-1(P), Planned Community Business District for a proposed nail salon. The property is located at 1351 West Highway 50 in O'Fallon. The applicant proposes to construct a 5-space parking lot and install a freestanding sign. The applicant also requests approval to allow the business owner to reside on the premises.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the project with the following conditions:

- 1) The property will be used solely as a commercial business. No one is permitted to reside on the premises.
- 2) The City Engineer has waived the requirement for cross-access to adjacent properties.
- 3) A variance is granted to the 10 ft wide parking stall requirement to allow 9 ft wide parking stalls.
- 4) Water and sanitary sewer service lines must be identified on the site plan.
- 5) Stormwater runoff calculations must be submitted as part of the final site plan submission.
- 6) A variance is granted to the 20 ft side yard setback requirement to allow the freestanding sign to be located 3 ft from the side property line.

- 7) A variance is granted to the 7 ft wide landscape planting strip requirement for the western property line to allow for a 2 ft wide planting strip.
- 8) A variance is granted to the 10 ft. wide landscape buffer requirement on the eastern property line to allow for a 5 ft. planting strip. A dense evergreen hedge must be planted in lieu of this buffer.
- 9) A variance is granted to allow elimination of the 10 ft. wide landscape buffer requirement on the southern property line.