



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** June 15, 2009

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Simon's Auto Repair Parking Lot Expansion") – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed, and were generally in favor, of approving the Zoning Amendment on this development at its June 8, 2009 meeting. Following discussion, it was recommended that a fifth condition be added requiring that detention be provided on site. Staff recommended that the project move forward on 1<sup>st</sup> Reading as presented.

**Background:** The applicant, Jan Gitcho, for Simon's Auto Repair, has filed an application requesting approximately 10,545 square feet of land be rezoned from B-2, General Commercial District, to B-2(P), Planned General Commercial District for a proposed parking lot expansion for an existing auto repair business. The property is located at 1801 W Hwy 50. The parking lot will be used for parking of customer vehicles, not derelict or wrecked vehicles. The area will provide 24 new parking spaces.

The subject property is surrounded by commercial uses on the east, west and north, and by residential on the south. The applicant has provided the required landscaping around the parking lot, including 1 deciduous tree at 50 ft intervals on the west, east and south sides. They have also provided a 6 ft tall vinyl privacy fence around on the west, south and east sides. The gravel area immediately to the east of the subject property must be replaced with grass.

It should be noted that the area surrounding the subject property has a history of flooding and drainage issues. There is an existing open drainage ditch that runs along the northern property line of the subject property which the applicant proposes replacing with an enclosed drainage structure. The parking lot will provide detention and is shown on the attached revised site plan. No other utility improvements are required for this project.

**Legal Considerations, if any:** None

**Budget Impact:** None

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

- 1) If the parking lot is used for storage of derelict or wrecked vehicles or storage of parts, the applicant will be required to install a fence and gate along the northern border of the storage area.
- 2) A construction easement will be required for any work done outside of the property boundaries, particularly on the west side of the property.
- 3) The parking lot curbing must be a concrete barrier curb. Permacurb is not permitted.
- 4) The gravel area immediately to the east of the subject property must be replaced with grass.
- 5) Detention will be provided on the parking lot as shown on the revised site plan dated 6/10/2009.