



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: December 21, 2009

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Emily's Resale & Consignment") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and voted 4-0 to approve the project at its December 14, 2009 meeting.

Background: The applicant, Gregory L. Ford for Emily's Resale & Consignment, has filed an application requesting permission to add Budget Truck Rental to their business at 506 West State Street. This would require outdoor storage of the rental trucks on the property, which requires Planned Use approval. The property was previously granted Planned Use approval for a church and is therefore already zoned B-2(P), Planned General Commercial District. The proposed Planned Use includes outdoor storage for Budget Truck Rental. The property is located at 506 West State Street.

Legal Considerations, if any: None.

Budget Impact: None.

Staff Recommendation: Staff recommends approval of the Planned Use rezoning from B-2(P) to B-2(P) for Emily's Resale & Consignment with the following conditions:

- 1) The property may accommodate the following rental equipment in the locations indicated on the attached site plan: five 8 ft x 24 ft trucks, two 8 ft x 33 ft trucks, one 8 ft x 15 ft truck, one 8 ft x 18 ft trailer, and one 7 ft x 10 ft dolly or any number of trucks, trailers or dollies occupying such locations and square foot area.
- 2) Given the good condition of the sign and the physical constraints of the property that would make it difficult to install a freestanding sign that meets current requirements, the request for the variance to allow the applicant to re-use the existing freestanding sign is approved.
- 3) No vehicles may be parked in such a way as to encroach into the alley.