



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: May 3, 2010

Subject: Ordinance No._____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "MERS/Missouri Goodwill Donation Trailer") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and voted 3-1 to approve the project at its April 26, 2010 meeting. A specific reason was not given for the one vote against the project, but there was discussion about after hours drop-off, comparisons to investments by "brick-and-mortar" businesses, potential to set a precedent for other businesses, and use of the existing parking spaces.

Background: The applicant, Becky Polwort for MERS/Missouri Good will, has filed an application requesting approval to locate a Goodwill donation trailer in the PetsMart (Lincoln Crossing) parking lot. The parcel would remain zoned B-1(P), Planned Community Business District. The property is located off of West Highway 50 in front of the PetsMart.

The project will include construction of a 4 foot tall, white vinyl privacy fence around the trailer.

Legal Considerations, if any: None

Budget Impact: None.

Staff Recommendation: Ideally, the Goodwill storage would be located in a permanent building as they are in their Fairview Heights location rather than in a temporary trailer in a parking lot. Goodwill is proposing to operate with the following conditions: 4 foot high vinyl fencing; on-site attendant will be present seven days a week; and the location of the trailer is proposed for an underutilized portion of an existing parking lot.

Staff believes that although the applicant proposes a well-done project that would potentially fill a valuable community need, we have concerns about the potential precedent that could be set by allowing trailers of this type to be authorized for permanent storage or collection of materials and goods, regardless of whether such trailers are occupied by a highly regarded non-profit such as Goodwill or some other private for-profit business.

If, however, the City Council wishes to recommend approval of the Planned Use rezoning for MERS/Missouri Goodwill to locate a donation trailer at 1574 W Hwy 50, staff would encourage conditions be included as listed below:

1. This use is approved for no longer than a period of twelve (12) months from the date of City Council approval. At the end of that period, the City Council will have full discretion to decide by simple majority vote whether to allow continued operation or require the applicant cease operation with a 60 day notice.
2. A 4 foot high white vinyl privacy fence enclosure is required to be maintained in place at all times.
3. An attendant must be on duty as described in this project report. This will ensure that after-hours donations are not left outside for more than 24 hours.
4. The site must be maintained free of debris and visible clutter, or No materials or goods may be located outside the trailer or fenced in area at any time.
5. Replacement trailers must be similar in size and appearance to the provided images.
6. Off-site signage will not be permitted for this use, with the exception of a place on the existing tenant sign on West Highway 50 at the property owner's discretion.