



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** January 13, 2005

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "O'Fallon Professional Park, Lot 2" Parcel Number 04-31.0-107-022) – **Second Reading**

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**List of committees that have reviewed:** Due to cancellation of the Dec. 27 Community Development Committee meeting, this development was not reviewed prior to the 1<sup>st</sup> Reading of the Ordinance approving the petition. At the January 10, 2005, Committee meeting, the Committee recommended approving the petition with one amendment to the conditions. The buffer yards along the north and east property lines shall include evergreen plantings staggered approximately 15' apart to provide more dense vegetation. A final landscaping plan must be submitted and staff will review the plan to determine if this requirement has been met.

#### **Background:**

The applicant, NG Investments, LLC, Mark Halloran, has filed an application requesting to rezone approximately 5.17 acres from A, Agricultural District, to O-1(P), Planned Office District. The property is located along the north side of Pierce Boulevard, east of North Green Mount Road in O'Fallon. The proposed office park will consist of up to seven (7) detached buildings, and the proposed total square footage of all buildings will be 51,180 square feet. The applicant may attach some buildings, but the maximum square footage of office space may not exceed 51,180 square feet. There is an existing ditch, located in the southern portion of the property, which the applicant is proposing to relocate to the east property line. Buffer yards are required along the north and east property lines.

The Planning Commission recommended approval of the O-1(P) zoning for the property with the following conditions:

- The applicant will need to submit detailed landscaping plans, lighting plan and sign design plans.
- The applicant will be required to install an earth berm and landscaping along Pierce Boulevard and buffer yards along the north and east property lines.
- The applicant may attach some buildings, but the maximum square footage of office space may not exceed 51,180 square feet.
- All buildings will be constructed using 100% masonry exteriors with angled or hipped rooflines.
- A sidewalk will be required along the entire length of Pierce Boulevard.
- A cross access easement will need to be recorded across the parking areas connecting Lot 1 to Lot 2 of O'Fallon Professional Park.

- A minor subdivision will be required which will show all proposed easements and lot configurations.
- The final storm water plan design will need to be submitted with the improvement plans for the development and will need to be approved by staff.
- The buffer yards along the north and east property lines shall include a mixture of evergreen and deciduous trees to provide more dense vegetation where appropriate.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff recommendation:** Approval with the conditions listed above. In addition, the buffer yards along the north and east property lines shall include evergreen plantings staggered approximately 15' apart to provide more dense vegetation. A final landscaping plan must be submitted and staff will review the plan to determine if this requirement has been met.