



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
Thru: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: April 14, 2005
Subject: Ordinance No.____: An Ordinance approving Shoppes at Green Mount
Subdivision (2nd Reading)

List of Committees that have reviewed: The Community Development Committee reviewed the Final Plat of Shoppes at Green Mount at its Monday, April 11, 2005, and gave their unanimous approval. The City Council approved the Final Plat on 1st reading at the January 18, 2005, meeting but subsequently placed it on hold pursuant to staff recommendations because the developer needed to provide clearance regarding IDOT and Corps of Engineer approvals. Subsequently, the Corps permit has been received. Clearance has also been given on the influence of the intersection design on the final plat, which should not occur.

Staff Recommendation: IDOT has reviewed the intersection plan and made recommendations for modification to include a “free-flow” right turn lane out of Regency Park Drive south onto Green Mount Road and onto the off-ramp for I-64. This improvement is recommended by IDOT and will be located in County jurisdiction, however, who pays for this turn lane has not been identified at this point. Additionally, the Army Corps of Engineers required a wetlands mitigation plan for replacement of the wetlands at the Shoppes at Green Mount. This wetland mitigation plan has been approved and a permit issued by the Corps for that work. The 2nd Reading on the Final Plat for Shoppes at Green Mount will be recommended “As Amended” with the following conditions recommended by staff:

- a) The applicant provides all required state and federal permits, including but not limited to the Army Corp of Engineers, Illinois Department of Transportation, and the St. Clair County Highway Department; and
- b) The Final Plat and Improvement Plans reflect the intersection design of Regency Park Drive, Pierce Boulevard and North Green Mount Road, as approved the Illinois Department of Transportation and St. Clair County Highway Department, and
- c) The wetlands mitigation will be done in accordance with Corps permit requirements; and
- d) Submittal of a form or surety bond acceptable to the City of O'Fallon providing that all improvements shall be completed in the required manner or said surety be forfeited to the City of O'Fallon, Illinois.

Legal Considerations, if any: None.

Budget Impact: None. All improvements are the responsibility of the developer.

Staff recommendation: Staff recommends approving the final plat as amended with the conditions listed above.