



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** May 25, 2005

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Reliance Bank Development" Parcel Number 03-25.0-408-033) – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their May 23, 2005 meeting and gave their approval. The Committee did ask the project engineer if the drive-thru could be relocated to the rear of the bank building to prevent any future problems with stacking. He said he would look into it and get information back to staff prior to 2<sup>nd</sup> reading.

**Background:**

The applicant intends to subdivide the 3.10 acres at the southwest corner of W. Highway 50 and N. Green Mount Road into two commercial lots. On Lot 1, the applicant desires to construct a three-story banking facility/office building, 16,210 square feet in size, and 69 parking spaces. The banking facility will include a drive thru. The developer has stated that at the present time there are no plans to develop Lot 2. The development will share an existing access point onto W. Highway 50 via a cross access easement provided by the office development located northwest of the subject property. The development will have a second access onto N. Green Mount Road via a cross access easement platted on Lot 2 of the proposed minor subdivision. This access point will align with CVS Pharmacy's access point along N. Green Mount Road to the east of the subject property. The development includes a 20' buffer setback around the south and southwest property lines buffering the development from the Misty Valley Subdivision. It should be noted that the rear of the bank parking lot will be approximately 7' higher than the adjacent residential properties in Misty Valley. It was recommended to the bank that they heavily landscape behind their building with evergreens to mitigate the impact of this differential in grade. The bank site slopes toward the rear of the property, however, the property will be curbed and will have storm sewer infrastructure that will take water to a detention pond. With this in place, the residents should receive less water than currently is the case.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, May 10, 2005 meeting. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. The property may be subdivided into a two (2) lot commercial subdivision only after submission of a generalized concept plan to staff as described above showing utility, parking, and cross-access design for future development.

2. The property shall be denied direct access to W. Highway 50. A cross access agreement shall be obtained with the property owner to the northwest to provide the development access to W. Highway 50.
3. The property shall be limited to one ingress/egress point to N. Green Mount Road. A cross access agreement shall be platted on Lot 2 to provide access to Lot 1.
4. A sidewalk shall be constructed along N. Green Mount Road and W. Highway 50.
5. Signage shall be limited to flush-mounted signs on the building and one monument sign constructed in accordance with the City's Sign Ordinance.
6. A berm with evergreen landscaping shall be installed along the south and southwest property lines to buffer the Misty Valley Subdivision from the development.
7. If the property owner of Lot 15 of Misty Valley Subdivision desires a fence, the developer shall install a 6' privacy fence on Lot 15 in addition to the berm and landscape buffer.
8. A final landscape plan shall be submitted and approved by staff prior to the installation of landscaping. The landscape plan shall include landscaping around the perimeter of the building and parking area and also include landscaping in the interior of the parking area.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff recommendation:** Staff recommends approving the petition with the conditions listed above.