



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** August 24, 2005  
**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "National City Bank" Part of Parcel Number 03-36.0-200-011) – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their August 22, 2005 meeting and voted 2-0 to approve with the condition as recommended by the Planning Commission.

#### **Background:**

The applicant, Mr. Bill Stevens has filed an application requesting a zoning change from B-1(P), Planned Community Business, to B-1(P) "as amended", Planned Community Business District. This project is located south of the Regency Park Drive extension at North Green Mount Road. The project proposal is to build a new branch banking facility on Lot 4, of the Shoppes at Green Mount. The applicant plans to construct a drive-thru banking facility consisting of four (4) canopy-covered lanes. The bank building construction will be a 6,889 sq.ft. single story building. Two ingress/egress drives will be located along the west access road.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, August 9, 2005 meeting. The Commission discussed sidewalk placement along N. Green Mount Road. The Commission recommended that a sidewalk should be constructed along the west side of N. Green Mount Road from the west Highway 50 intersection to the entrance of the Shoppes at Green Mount. The Planning Commission resolved that a sidewalk will be required along the developments north property line on Regency Park Drive and along the west property line on the access road. The Commission voted unanimously to accept the project report and recommend approval with the following condition:

- The Plan Commission sanctions the sidewalk requirement exception for the east side of the building towards the highway.

The Community Development Committee recommended approving the application without amendment.

**Legal Considerations, if any:** None

**Budget Impact:** None

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