



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: February 21, 2006

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "First Bank Development" Parcel Number (03-25.0-409-012) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed the petition at their February 13, 2006 meeting and gave their approval of the project with the following comments:

Cross Access: The property owner of the parcel immediately to the west of the First Bank property (the little blue house) requested the CD Committee require First Bank provide cross access between the bank property and his ¼ acre lot. After consideration of traffic concerns, approval by IDOT of the proposed entrance, the applicants request and the banks counter, the Committee voted 3-1 to allow the site plan without requiring cross access.

Highway 50 Sidewalk: The applicant requested a variance to the City's ordinance requiring a sidewalk along Highway 50. The applicant stated that a sidewalk located in the state's right-of-way (ROW) would carry a total cost of \$200,000 for curb & gutter, utility location, paved shoulder and sewer pipe as indicated in the attached project report. After further review, staff believes the sidewalk may be constructed without these extra improvements at a cost of approximately \$60,000 and still meet IDOT's standards. Also, the bank stated concern over its liability if the sidewalk were located on the development lot. The City stated that the cost of construction of the sidewalk in the state's ROW would not be more costly than a typical on grade sidewalk and the city would maintain it through an agreement with the state, just as the City will maintain the North Green Mount sidewalk through an agreement with the county. The Committee voted 4-aye to 0-nay to require the bank to construct a sidewalk along Highway 50 with the exact location and design to be reviewed and approved by staff in the construction plan phase.

Freestanding Signs: The applicant requested a variance to the City's ordinance permitting only one freestanding sign for a development lot in order to construct two monument style freestanding signs on the site, one sign along the frontage of Green Mount and one sign along the frontage of Highway 50. The Committee voted 4-aye to 0-nay to approve a variance and allow two freestanding signs on the site.

Background:

The applicant, First Bank, is requesting approximately 1.62 acres of land located at 804 W. Highway 50 be rezoned from SR-3, Single Family Residence Dwelling District to O-1(P), Planned Office

District. The proposed development is located at the northwest intersection of Green Mount Road and Highway 50.

The applicant intends to construct a two story, 12,391 square foot building which will house the bank in addition to other tenant spaces. First Bank will occupy two-thirds of the first floor while single tenant spaces will occupy the remaining first floor in addition to the entire second floor. The configuration results in a lot coverage of less than 9 percent. The banking facility includes the construction of five (5) canopy-covered lanes. The westernmost lane will be dedicated to automatic teller machine (ATM) traffic only, while the inner four (4) lanes will be used for patron-teller transactions. The drive-thru canopy and queue lanes will allow for the total stacking of fourteen vehicles; approximately three in each lane. Additional queue would fall out onto the interior access lanes of the development and would not influence traffic movement on Highway 50 or Green Mount.

Vehicular access to the site is provided through two proposed access points: one from Green Mount Rd on the east and one from Highway 50 to the south. Both entrances are located as far from the Green Mount/Highway 50 intersection as possible to provide maximum distance from the traffic light. A total of 50 parking spaces are required for the site. The preliminary development plan provides for fifty (50) parking spaces, 2 of which will be handicapped parking stalls, located on the north and east sides of the building. Landscaping, including tree plantings, have been provided around the perimeter of the development and within interior parking islands and endcaps as shown on the preliminary development and landscape plans. A retention pond is located on the northern portion of the site for stormwater runoff.

The façade of the building will be composed primarily of brick, glass, and stone trim. EIFS will be included in the facades on the second story. Roofing will be standing-seam aluminum. Two access points to the interior spaces of the building exist: one located on the north elevation and a second located on the east elevation.

No sign applications have been received at this stage although the preliminary site plan shows two monument style signs of 7'-7", locating one such sign at each entrance to the site. The architectural elevations show wall mounted signs on three sides of the building.

The bank will have daytime hours of operation.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, January 24, 2006 meeting. The Commission voted 5-aye, 0-nay, and 2-abstain to accept the project report and recommend approval with the following conditions:

1. The entrance along Hwy 50, while not meeting the minimum separation of 125' normally required by the City, has apparently met IDOT specifications for separation from the entrance to the blue house to the north.
2. A sidewalk is required along Highway 50. A separation of 10' between the edge of pavement of Highway 50 and the edge of the sidewalk is acceptable and warranted to reduce the costs of construction and implementation.
3. The applicant has requested a variance to this sidewalk requirement, which should be forwarded to the City Council for their consideration.

Legal Considerations, if any: None

Budget Impact: None, other than the long term maintenance costs of sidewalks.

Staff recommendation: Staff recommends approving the petition with the Community Development Committee's conditions listed above.