



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: December 18, 2006

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Lots 5 & 6 of The Shoppes at Green Mount") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Zoning Amendment on this development at its December 14, 2006 meeting with a vote of 4-ayes and 1-abstain. The committee recommended that the project move forward, with the exception of the streetscape, lighting and signage elements. These three elements will be addressed in a master plan that will create a common design for the entire Regency Park development.

Background: The applicant, Loren Ettinger for Walpert Properties, Inc., has filed an application requesting rezoning of two lots with a total of 7.66 acres located on the south side of Regency Park Drive, west of North Green Mount Road, from existing B-1(P) Planned Community Business District to B-1(P) Planned Community Business District. The applicant proposes to construct a shopping center of approximately 39,153 square feet on Lot 6 and an office building of approximately 50,000 square feet on Lot 5.

There will be one access point from Regency Park Drive. Four-hundred twenty-seven (427) on-site parking spaces are required. Four-hundred twenty-seven (427) are provided. A cross-access and shared parking easement and a shared parking and joint maintenance agreement between Lots 5 & 6 will be recorded. Sidewalks are proposed to run along the south side of Regency Park Drive and along the length of the shopping center on Lot 6. A pedestrian connection is also proposed between the office building and the shopping center by way of a landscaped walkway through the parking lot. The applicant is requesting two sign variances, one to increase the size of the two monument signs from 60 sq. ft. each (as approved in the annexation agreement) to 96 sq. ft. each. The other sign variance is for an additional freestanding sign for Lot 5, which will be visible from North Green Mount Road.

It should be noted that minor changes will be made to improve selected portions of the building facades prior to Second Reading. These changes will be given to the City Council for amendment of the project on Second Reading.

Legal Considerations, if any: None

Budget Impact: none

Staff Recommendation: Approval of Preliminary Site Plan and the Rezoning from B-1(P) to B-1(P) with conditions outlined in the project report and listed below:

- A cross-access and shared parking easement and a shared parking and joint maintenance agreement between Lots 5 & 6 must be recorded.
- Relief from the requirement for a 7 ft. landscaped median in front of Building C with a tree planted every 50 ft. The applicant proposes removing the 7 ft landscaped median but still planting a tree every 50 ft in curbed diamonds.
- A Sign Variance to allow two freestanding signs on Lot 5, one 15 ft high sign on Green Mount Rd and one internal monument sign
- A Sign Variance to allow for an increase to the permitted 60 sq. ft. sign area for two monument signs, each with a sign area of 96 sq. ft. (8 ft. high by 12 ft. wide).
- A master plan for the streetscape, lighting and signage will be created by the key developers involved with the Regency Park development. This master plan will be reviewed by the City before final approval of the streetscape, lighting and signage. The City Council reserves the right to provide final approval of the master plan for the streetscape, lighting and signage for the parcels along Regency Park Drive.