



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: February 5, 2007
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") – **Second Reading**

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Zoning Amendment on this development at its January 22, 2007 meeting.

Project Update: Following the January 22, 2007 meeting, Dan Vogel reviewed and made comments on the proposed Ordinance conditions. Condition 11 was added at that time to address financial contributions to the master-planned streetscape elements. The conditions listed below and included in the attached Ordinance have been approved by legal counsel.

It should be noted that a draft boulevard master plan is attached to this agenda item - it will not be included as part of the PUD at this time, but is shown for illustrative purposes only. Item 6 in the conditions notes that a full master plan for lighting, signage, landscaping, and other treatments will be provided for separate review and approval by resolution of the City Council after coordination with the developers.

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 listed below:

1. A cross-access and shared parking easement and a shared parking and joint maintenance agreement between Lots 5 & 6 must be recorded.
2. 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.
3. 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
4. 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).

5. All signage shall be subject to compliance with an approved sign plan, as part of the Final Site Plan, which shall be submitted to City for approval prior to erection of any signage; the sign plan shall show color, design, size, lighting, location and number, and materials of all signage and shall be reviewed to ensure consistency throughout the development and with color, design, size, lighting, location and number, and materials that complement the required architecture and site design and otherwise comply with City regulations. Each tenant space in Buildings A-E, inclusive, and Building F shall be permitted one wall-mounted sign facing parking areas, unless otherwise specifically approved in the sign plan.
6. 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.
7. Changes to the building or tenant sizes or configuration shall require approval by the City Council as part of an amended Final Site Plan, provided that minor changes may be approved by the Director as provided for in Article 3 of the Zoning Code.
8. No drive-through facilities shall be permitted by this Planned Development ordinance, and any future request for such facilities shall require amendment of this Ordinance in conjunction with Submission of a revised Preliminary Site Plan.
9. Building materials and design shall be consistent with the architectural elevations attached hereto as Exhibit B.
10. Landscaping shall be as approved on a separate landscape plan approved as a condition of the Final Site Plan.
11. Prior to the issuance of any building permit within this PUD District, Owner or Developer within this District shall pay \$20,000 in non-refundable funds to the City to be held by the City in escrow and withdrawn by the City to pay for installation of period street lights and ornamental planters along Regency Drive along the length of the property line adjacent thereto, and for such other related costs as the City may construct or, at its option, elect to contribute to in conjunction with future development of adjacent and nearby properties. Nothing herein shall relieve the Developer of obligations as may otherwise exist for landscaping or other improvements required in conjunction with this PUD or the underlying subdivision.