



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** April 16, 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**

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**List of committees that have reviewed:** The petitioner revised the site plan and building elevations per comments from staff and the Council. The CD Committee reviewed these changes at its meeting on April 9, 2007, and found the changes to the site plan and building elevation acceptable. They recommend the project be approved on 2<sup>nd</sup> Reading, as amended.

**Project Update:** Walpert revised the project pursuant to recommendations made by the City concerning both the site layout and the building elevations. The project site plan has changed in that the shopping center portion has been eliminated, leaving the office building as a standalone project. The two proposed lots are similar to the initial layout, with the office site, Lot 5 (proposed for Balke Brown), having 200 parking spaces which meets the City's ordinance requirement for a 50,000 sq. ft. building.

The amended ordinance will approve the entire Lot 5 and 6 development, but any future shopping center will need to come back through the City Planning Commission and Council for approval. The ordinance will also allow up to two offices no larger than 60,000 sq. ft. each on the entire development, however, the second office building will still need to go to the Planning Commission and City Council for public hearing and approval at a future date of its site plan and architecture. They would also still need to meet all City requirements regarding parking, utilities, etc. The ordinance also requires all cross-access easements, shared parking agreements, and joint maintenance agreements to be recorded for both Lots 5 and 6 as a condition of future approval by Council of the minor subdivision for Lots 5 and 6. Water and other utilities will need to be designed to meet all City specs, which may necessitate looping of the waterline in this development – this will be determined at final design engineering phase. Most drainage for the site will be captured in area inlets and taken to the detention pond to the west. A variance is needed for the 7' landscape strip and temporary end-caps on the west of Lot 5 since this is a temporary arrangement until Lot 6 develops. We recommend that a Letter of Credit be provided by the developer at the time of final construction to secure these future improvements are made.

**Legal Considerations, if any:** None

**Budget Impact:** none

**Staff Recommendation:** Approve the project as amended.