



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** November 5, 2007

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Green Mount Corporate Center Phase 2") – **First Reading**

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**List of committees that have reviewed:** At its meeting on October 22, 2007, the Community Development Committee recommended approval of the Planned Use rezoning for Green Mount Corporate Center Phase 2 on First Reading.

**Background:**

The applicant is proposing the second phase for an office & retail development complex (Green Mount Corporate Center) on Lot 6A of The Shoppes at Green Mount. The project consists of a parcel of land at 5.12 acres (Lot 6A) in size and 60,770 sq. ft of total building space. The office building (Building B) is proposed to be 3 stories and 52,370 sq. ft. The shopping center (Building C) is proposed to be one-story and 8,400 sq. ft. A cross-access easement will be in place on this parcel and the adjacent Lot 5A. Parking required for both Lot 5A and 6A is 462 spaces, and 469 parking spaces have been provided. All landscaping and parking areas will be subject to shared maintenance agreements to ensure uniform maintenance over time. Lots 4, 5A & 6A will share a common retention area (lake) on Lot 13, which is adjacent to I-64. Both Lots 5A and 6A were recently replatted through a minor subdivision.

On Tuesday October 16, 2007, staff received a sign plan package for the entire Green Mount Corporate Center development from the applicant. The sign package includes a total of six freestanding/monument signs for the three building development. As approved by the Annexation Agreement, a 30' by 15' freestanding sign is proposed at the southwest corner of Green Mount Road and Regency Park Drive.

The remaining proposed signs include: a 15' by 12' freestanding sign at the northeast corner of Lot 5A along Green Mount Road; a 7' 6" by 8' monument sign at each of the two access drives from Regency Park Drive; and a 5' 8" by 6' monument sign at each of the two office buildings. Details of the proposed signage are attached.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recommends approval of the Planned Use rezoning for Green Mount Corporate Center Phase 2 with the following conditions:

1. A master plan for the streetscape, lighting and signage will be proposed by the applicant. 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.
2. Prior to the issuance of any building permit within this PUD District, Owner or Developer within this PUD 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.
3. A variance is proposed for relief from the requirement for a 7 ft landscape median break in the shared parking area between Buildings A & B with tree planting every 50 ft. The applicant proposes removing the 7 ft planting strip but still planting a tree every 50 ft in curbed diamonds.
4. A variance is proposed for relief from the requirement for parking rows to be interrupted by an intermediary landscaped island every twenty (20) contiguous, side by side spaces, with the island meeting the minimum landscape area, width and tree count as identified in the zoning ordinance.
5. The landscape plan shall be revised and submitted to reflect the current site design layout.
6. A cross-access and shared parking easement and a shared parking and joint maintenance agreement (including landscaping) between Lots 5 & 6 must be recorded as a condition of zoning approval and of building permit issuance.
7. Prior to the issuance of a Certificate of Occupancy for the office building (Building B), all parking spaces on Lots 5A and 6A shall be striped per the approved plan.
8. Building materials and design shall be consistent with the architectural elevations attached hereto.
9. The fabric awnings on the retail building shall be properly maintained in its original state.
10. As approved by the Annexation Agreement, a 30' by 15' freestanding sign is proposed at the southwest corner of Green Mount Road and Regency Park Drive. The remaining proposed signs include: a 15' by 12' freestanding sign at the northeast corner of Lot 5A along Green Mount Road; a 7' 6" by 8' monument sign at each of the two access drives from Regency Park Drive; and a 5' 8" by 6' monument sign at each of the two office buildings. Details of the proposed signage are attached.