



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** December 3, 2007  
**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Noles Properties Retail Building") – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed and unanimously recommended to approve the Zoning Amendment on this development at its November 26, 2007 meeting, with a request to clarify the use of the rear parking lot, rear doors, and consider adding a sidewalk to the western side of the building. They also requested that a cross-access easement be added to the rear parking lot for a future connection to the adjacent property to the west.

Per staff's conversation with the applicant on November 28<sup>th</sup>, the applicant added a sidewalk and a small retaining wall to the western side of the building, as well as a cross-access easement to the rear parking lot. The rear parking lot will be used for employees and deliveries only. The rear doors will be locked, and it will be up to the discretion of the employers whether employees are given keys to these doors. One or both of the end caps may have a glass door, but they will remain solely for the use of employees.

**Background:**

The applicant, Steve Noles for Cottonwood Square, LLC, has filed an application requesting approximately 1.66 acres of land located at 1701 West Highway 50, be rezoned from B-2, General Business District to B-1(P), Planned Community Business District to allow for the construction of a 14,000 sq. ft. retail building. The property is located on the southwest corner of W. Hwy 50 and St. Ellen Mine Rd, on a site formerly known as "The Green Store."

**Legal Considerations, if any:** None

**Budget Impact:** none

**Staff Recommendation:** Approval of Preliminary Site Plan and the Rezoning from B-2 to B-1P) with the following conditions:

1. Awnings are to be continually maintained in "as new" condition.
2. An easement plat showing all required easements must be submitted to and approved by the City, and recorded by the applicant, prior to issuance of the building permit for the church or issuance of any infrastructure permit for this development, as a condition of this rezoning.