



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Lisa Reime, Planner
Walter Denton, City Administrator

Date: September 1, 2004

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "Candlewood Suites" Part of Parcel Number 03-25.0-328-019) – **First Reading**

List of Committees that have reviewed: The Community Development Committee reviewed this application at its August 17, meeting and recommends approval.

Background:

The applicant, Commercial Property Investors, plans to construct a new four-story, 82,473 sq. ft. extended-stay hotel consisting of eighty-one (81) hotel rooms. The property is located on the north side of Park Plaza Drive, 800' east of Hartman Lane. The building will be located on a flag lot, which will be oriented south towards Park Plaza Drive and will provide one access onto Park Plaza Drive. A total of 83 parking spaces are required and the applicant will provide 86 spaces.

This development also requires approval of a minor subdivision of Lot 10 and Outlot 1 of Central Park Plaza, 1st Addition. The minor subdivision, submitted by the applicant's engineer, creates Lot 10B and Lot 10C. The Candlewood Suites Hotel will be located on Lot 10B.

The Planning Commission reviewed the project and recommended approval 9-0 with conditions outlined in the attached project report. The Community Development Committee reviewed the project on August 17, 2004 and concurred with the Planning Commission recommendations to approve with the following conditions:

- The free-standing sign proposed for the development shall be monument style not to exceed 10' in height.
- Minor subdivision approval is required for proposed Lots 10B and 10C.
- The plat shall be modified to permit cross access easement from Lot 10B and Lot 10C.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval with the following conditions (see project report) In addition, staff recommends that a sidewalk be constructed along the private drive of Candlewood Suites to provide pedestrian access from the hotel to Park Plaza Drive. While not required by ordinance, it is

recommended since Candlewood Suites will be a flag lot, thus creating difficulty for occupants to get from the hotel to the public sidewalk along Park Plaza Drive without walking out in the access drive. Mr. Miles is opposed to providing the pedestrian access.