



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: July 26, 2005

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Suburban Extended Stay Hotel" Part of Parcel Number 03-36.0-200-011) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed the petition at their July 25, 2005 meeting and gave their approval with the conditions as recommended by the Planning Commission. However, the Committee asked the applicant to provide new building elevations utilizing EIFS, brick or other masonry material instead of vinyl siding construction so that the building is architecturally consistent with the surrounding buildings.

Background:

The applicant, Mr. Pritam Mahtani, has filed an application requesting a zoning change from B-1(P), Planned Community Business, to B-1(P) as amended, for 2.07 acres of land, comprised of Lots 9 & 10, of the Shoppes at Green Mount. The property is located on the north side of Interstate 64 and south of Regency Park Drive which is in the grading stages of construction. The applicant plans to construct a new three story, extended stay hotel, consisting of eighty-nine (89) rooms. The hotel will provide one access drive onto Regency Park Drive, and a second access will be provided via a cross access easement from the adjoining property to the southeast. The preliminary site plan shows cross access easements to both adjacent properties as provided for in the final plat for the Shoppes at Green Mount.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, July 12, 2005 meeting. One of the recommended conditions included that "the building will be architecturally consistent with the surrounding buildings." The Planning Commission noted that a 100% vinyl constructed building was not architecturally consistent with the surrounding buildings. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. A landscape plan, in accordance with the City's Zoning Ordinance, must be submitted and approved by staff.
2. A lighting plan, in accordance with the City's Zoning Ordinance and the recorded Annexation Agreement for the Shoppes at Green Mount, must be submitted and approved by staff as part of the Phase II final plan.
3. The applicant will submit a sign application consistent with the recorded Annexation Agreement for the Shoppes at Green Mount.

4. The applicant will provide proof of consent of the adjacent property owner for the construction of the proposed off-site egress/ingress.
5. The building will be architecturally consistent with the surrounding buildings.

The Community Development Committee amended condition #5 as follows:

5. The building will be architecturally consistent with the surrounding buildings, and the elevations will include EIFS, brick or other masonry material instead of vinyl siding construction.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Staff recommends approving the petition with the conditions listed above.