

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois [Planned Use Development known
as “Suburban Extended Stay Hotel
Development” Part of Parcel Number
(03-36.0-200-011)]**

WHEREAS, the applicant, Pritam Mahtani of Sharm Hospitality, Inc., proposes to develop an extended stay hotel at 357 Regency Park Drive, Lots 9 and 10 of Shoppes of Green Mount Subdivision, and has requested and heretofore filed a petition with the Planning Commission of the City of O’Fallon for a zoning change from B-1(P), Planned Community Business, to B-1(P) “as amended”, Planned Community Business District, pursuant to the proposed development shown on the attached Preliminary Site Plan (Exhibit B); and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 2052, “Planned Uses”; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on July 12, 2005, in accordance with state statute, and recommended to approve the petitioner’s request to obtain B-1(P) “as amended” Planned Community Business District zoning for the property subject to the conditions as outlined in the reports from the Planning Commission, Community Development Committee, and City Council reports, attached hereto and declared to be an inseparable part hereof (Exhibit A);

WHEREAS, on July 25, 2005, the Community Development Committee of the City Council reviewed and recommended the project for approval with certain conditions as outlined in Section 1 of this ordinance; and

WHEREAS, the applicant has agreed to develop the property and buildings in accordance with the attached Preliminary Site Plan, along with the building types and materials included in Exhibit B, and consistent with the recommendations of staff, and all applicable laws, including City Ordinance 2052 regulating Interim Planned Uses, in a manner considerate of adjoining properties, and to protect the general public safety, health, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment and Preliminary Site Plan. That upon the effective date of this Ordinance, the described property, known as “Suburban Extended Stay Hotel” Planned Use, be henceforth classified as zoning district B-1(P) “as amended” Planned Community

Business District, from its present B-1(P) zoning designation and that said development be approved as a Planned Development and constructed in accordance with the proposed Preliminary Site Plan and the conditions set forth in Exhibit A. The terms and conditions of the approval are as provided in the attachments and include 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, and the elevations will include EIFS, brick or other masonry material instead of vinyl siding construction..

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this _____ day of _____.

ATTEST:
(seal)

Approved by the Mayor this _____ day
of _____.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	Albrecht	Bennett	Bequette	Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Boone	Mouser	Reckamp	Henry	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									