



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: December 4, 2006

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Suburban Extended Stay Hotel") – **First Reading**

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 27, 2006 meeting.

Background: The applicant, Mr. Mack Mahtani, has filed an application requesting approximately 2.85 acres of land be rezoned from B-1, Community Business, to B-1(P), Planned Community Business. The property is located on the east side of Regency Park Drive between Baymont Inn and Extended Stay Hotel. It should be noted that this same hotel was approved in 2005 for location east of the bowling alley along the frontage of Regency Park. The owner proposes moving the hotel to this new location, which staff believes is a much better location due to better visibility and consistency with the other three existing hotels in this area.

Within the subject property, the applicant plans to construct a three story, extended stay hotel, approximately 16,268 sq. ft. in size and consisting of eighty-nine (89) rooms. The building will be oriented west towards Regency Park Drive and Interstate 64 beyond. The hotel will provide one access point onto Regency Park Drive, and a second access will be provided via a cross-access easement with the adjoining property to the north (Baymont Inn). A total of 89 parking spaces are required and the applicant will provide 98 parking spaces. The building façade will be made of all EIFS material, in a manner consistent with the three existing hotels surrounding the proposed site and as shown on the attached site plan. Regarding signage, as noted and recommended for approval in the Planning Commission report, the applicant initially proposed a sign that would consolidate a sign face advertising both the Suburban Extended Stay and the adjacent Baymont Hotel. Subsequently, the applicant has withdrawn the request for consolidated signage at this time but may pursue that option at a later date.

Legal Considerations, if any: None

Budget Impact: none

Staff Recommendation: Approval of the Planned Development for the Suburban Extended Stay Hotel with the conditions outlined below:

- A cross-access easement will be provided and recorded across both the Baymont Inn and Suburban Extended Stay hotel properties.
- The existing cul-de-sac on Regency Park Drive will be saw-cut and removed, with the curbing on the roadway replaced and vegetation planted in its place. Excess ROW will be dedicated to the developer.
- The free standing sign may, per ordinance, but up to 35' high with a maximum sign face of up to 12' x 12'.
- The building façade will be of EIFS material, with earth-tone colors and a design consistent with the three other hotels in the immediate vicinity and as shown on the attached building elevations.