



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: May 21, 2007
Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Regency Park South") – **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 May 14, 2007 meeting with the condition that the parking spaces be changed to 10 ft wide with the exception of employee parking on the two hotel lots. Darwin Miles has since dropped the request for a variance on the parking space width; all spaces will be 10 ft wide, and there will be no additional asphalt laid to accommodate this.

Background:

The applicant is proposing a development complex consisting of a Hilton Garden Hotel, a proposed Hampton Inn hotel, and a Conference Center. The Conference Center will be owned by the City of O'Fallon and leased to a management company for operation and maintenance for a 20 year period. The project consists of a parcel of land 13.24 acres in size and 184,440 sq. ft of total building space. The Hilton Garden Inn is proposed to be 4 stories, 128 rooms, and 88,868 sq. ft. on 5.09 acres. The Hampton Inn is proposed to be 4 stories, 99 rooms, and 63,322 sq. ft. on 4.0 acres. The Conference Center is 32,250 sq. ft. on 6.11 acres, with a proposed occupant load of 910 people in the main meeting room. Total parking spaces required for the three lots are 589 spaces, all of which will be 10 feet wide. Cross access and shared parking will be provided across all three lots, and all landscaping and parking areas will be subject to shared maintenance agreements to ensure uniform maintenance over time. The three lots will share a common retention area (lake) in the rear of the buildings which drains to the south under Regency Park Drive into another retention pond adjacent to I-64. The detention pond is recommended to be in an outlot rather than in an easement across the three lots. This will necessitate creation of an association for maintenance of the lake. The proposed location of this detention pond is presently outside the city limits, which will also necessitate an annexation agreement and subsequent annexation into the City. A fourth lot is also proposed along Regency Park Drive for a future development, such as a restaurant. This lot, which contains 0.79 acres, will be required to come back to the City as a Planned Use once a proposed use is identified. Additionally, a final plat will be required to be submitted to the City for review and approval. It should be noted that the entire development parcel is subject to a Special Service Area tax, wherein each lot owner has agreed to essentially tax themselves over

a 20 year period to repay bonds issued for the construction of infrastructure in the development. The City has no financial obligation on these bonds – they are private obligations. It should also be noted that the City Council voted to put in place a city food and beverage tax to help finance the construction of the City-owned conference center.

Legal Considerations, if any: None

Budget Impact: none

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

1. All parking spaces are to be 10 ft wide and 19 feet long, in accordance with Article XI Parking and Loading Requirements.
2. A variance is granted to the landscaped strip requirements on the Hampton Inn as noted in the report.
3. An annexation agreement shall be reached between the City and developer to annex those portions of the development not presently in the city limits, including the detention pond and parking on the Hilton Garden Inn.
4. The detention pond shall be placed in common ground as an outlot.
5. Signage shall be as proposed on the site plan and in the annexation agreement.
6. A cross-access and shared parking easement and a shared parking and joint maintenance agreement between all four proposed lots must be recorded and approved by the City as part of the final subdivision plat.
7. A master plan for the streetscape, lighting and signage will be proposed by the applicant. This master plan will be reviewed by the City before final approval of the streetscape, lighting and signage. The City Council reserves the right to provide final approval of the master plan for the streetscape, lighting and signage for the parcels along Regency Park Drive.
8. No drive-through facilities shall be permitted by this Planned Development ordinance, and any future request for such facilities shall require amendment of this Ordinance in conjunction with submission of a revised Preliminary Site Plan.
9. Building materials and design shall be consistent with the architectural elevations attached hereto.
10. Landscaping shall be as approved on a separate landscape plan approved as a condition of the Final Site Plan.
11. The proposed Outlot along Regency Park Drive is not approved for a use at this time. Any subsequent use for this parcel must be considered as a Planned Use.