

ORDINANCE NO. _____

**An Ordinance Amending Ordinance 623,
Zoning Districts of the City of O’Fallon,
Illinois (Development known as
“Regency Park Corporate Campus”)**

WHEREAS, the applicant, RP South LLC, is requesting approval of a 68-acre proposed development known as Regency Park Corporate Campus. The applicant proposes the development of approximately 613,720 sq. ft of Class “A” office space and 24,700 sq. ft of retail/restaurant space, for a total of approximately 638,420 sq. ft of buildings within the development.

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 3471, “Planned Uses”; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on October 28, 2008, in accordance with state statute, and recommended to approve the applicant’s request to obtain an amendment of the existing Ag and B-1 zoning for the property to O-1P and B-1P with a unanimous vote, subject to conditions as outlined in the adopted Planning Commission Report, as further modified by the Commission and City Council, all attached hereto and declared to be an inseparable part hereof; and

WHEREAS on November 24, 2008, the Community Development Committee of the City Council reviewed and recommended the annexation and rezoning for approval.

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. That upon the effective date of this Ordinance, the described property, known as “Regency Park Corporate Campus”, be henceforth classified as zoning district O-1(P) Planned Office and B-1(P) Planned Community Business, as shown on the attached Exhibit A and with the conditions as listed below:

- 1) The final design considerations for the development must be based on the recommendations of the Traffic Study to be performed by CBB and accepted by the City.

- 2) The buildings must be consistent with the architectural renderings attached to the staff report, and if not, would otherwise be required to meet the standards of any adopted Council policies or guidelines created for non-residential building design within the City.
- 3) Hours of operation will vary given the mix of uses proposed for the site. Any use located on North Green Mount Road within 250 ft. of residential properties will have hours of operation not later 11:00 pm.
- 4) A landscaping and photometric plan must be submitted as part of the final construction drawings.
- 5) A conceptual condominium plat is approved as part of this submission. A set of final condo drawings and covenants must be submitted and approved by the City as part of the final construction drawings.
- 6) The development will consist of approximately 613,720 sq. ft of Class "A" office space and 24,700 sq. ft of retail/restaurant space, for a total of approximately 638,420 sq. ft of buildings within the development.
- 7) The development will require a total of 2,612 parking spaces, and the applicant has provided 2,851 parking spaces. The site is overparked by 239 spaces as currently proposed, which will allow for some flexibility on site layout and mix of uses.
- 8) Alternate zoning approvals are recommended as follows:

a. Convenience Store/Retail/Bank Site

The applicant has identified the northeastern building of the development (Lot 2) as a gas station/restaurant/convenience store. Staff recommends removing that proposed use and instead showing it as a bank or retail building. Staff believes that a gas station and convenience store would best be evaluated as a separate project, which would include a separate public hearing and approval. The applicant has subsequently shown as an alternate plan on Sheet 3 providing for a bank/retail center layout. Staff believes this layout would be satisfactory, with the exception that an entrance off of Carr St is shown within 80 feet of the intersection with North Green Mount Rd, which staff believes is too close. Staff would recommend an access drive no closer than 250 ft to 300 ft to the intersection. The retail and office buildings should be architecturally consistent with the standards provided as attachments to this report.

b. Hotel/Office/Restaurant Site

On the west end of the lake, the plan currently shows a 6,500 sq. ft restaurant and a 22,400 sq. ft two-story office building. As an alternative, the site may also be considered for a hotel that would encompass the area shown for both the office and restaurant. A hotel would be required to meet all minimum zoning and parking requirements, and should be of a design and materials consistent with the Hilton Garden Inn and up to 3 stories in height.

c. Retail/Office Adjacent to the Vacant Bowling Alley

The developer currently shows two office buildings totaling 46,200 sq. ft. on the site adjacent to the vacant bowling alley. This site is appropriate for this office proposal, as well as a mix of office/retail, or even solely retail, as long as building square footage and parking ratios can be met. The architectural standards for either should be consistent with the architectural elevations attached.

- 9) The project is expected to be built in two phases, however, flexibility regarding construction timing should be coordinated and approved by the City Council and built into the terms of the TIF Redevelopment Agreement.
- 10) Developer must meet all other requirements and conditions recommended in the project report, as well as all other regulations and standards of the City of O'Fallon.

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	Polites	N. Drolet	Grogan	Schmidt	Medford	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Engler	Mouser	Reckamp	J. Drolet	Renner	True	West	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									