



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: December 15, 2008

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

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Zoning Amendment on this development at its December 8, 2008 meeting with a vote of 4-0.

Background: The applicant, Thomas James Rentfrow, has filed an application requesting approximately 1.71 acres of land be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District for a proposed urgent care medical building. The property is located at 140 Regency Park Drive between Regency Center II and Suburban Extended Stay Hotel.

The applicant proposes to construct a 23,200 sq. ft. 2-story building. The project will include construction of an asphalt parking lot. The development will have access to Regency Park Drive from existing access driveways to the site. The proposed building requires a total of 104 parking spaces. The applicant has provided 113 parking spaces, including 5 handicap accessible spaces located near the front entrance to the building.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) A variance is granted to allow placement of a second monument sign for directional purposes in the northwest corner of the subject property to advertise the use at 128 Regency Park Drive. This sign must be placed in an outlot.
- 2) A shared parking agreement with 128 Regency Park Drive must be recorded.