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**PROJECT REPORT**

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**TO:** Planning Commission  
**FROM:** Justin Randall, Senior City Planner  
**THRU:** Ted Shekell, Planning Director  
**DATE:** January 14, 2014  
**PROJECT:** P2013-06: MainStay Suites Hotel, Planned Use

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Location: 128 Regency Park Drive

Ward: 1

Applicant/Owner: BJR Property Inc., Ron Schantz

Submitted: November 27, 2013

**Introduction**

BJR Property Inc. has filed an application requesting a change of use for a parcel of land at 128 Regency Drive zoned B-1(P) from a retirement facility to a hotel. The application indicates the reuse of the existing structure and parking lot for MainStay Suites Hotel.

**History of Site**

The property is rezoned in 2008 (P2008-14) from B-1 to B-1(P) for a retirement community. The plan was approved to construct a 16,616 square foot 4-story building with an asphalt parking lot with 80 parking spaces including 4 handicap spaces near the entrance to the building.

**Zoning & Land Use**

The subject property is currently zoned B-1(P), Community Business District.

Adjacent Zoning

North: B-1

East: SR-3

South: B-1

West: B-1(P)

Adjacent Land Use

North: Commercial – Country Inn & Suites

East: Residential

South: Commercial – soon to be La Quinta Inn & Suites

West: Commercial/Retail - Regency Center

Please see the attached maps for more detailed information on surrounding zoning and land uses.

**Applicable Ordinance, Documents and Reports**

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Regional Commercial, which is consistent with the proposed reuse of the existing buildings for a hotel.

Zoning Ordinance and Planned Use Ordinance: The proposed office building is subject to Article IX Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 8.05 and 8.06 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

### **Discussion Points/Issues**

#### **Land Use**

The subject property is identified as *Regional Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan. The subject property is surrounded adjoined by hotel uses to the north and south, commercial center to the east and residences to the west. The zoning hearing has been triggered due to the proposed use of "hotels, motels, and overnight accommodations" being treated as a "Planned Use" in Section 9.020 of the Zoning Code of Ordinances.

According to the applicant, the continued viability of the senior living facility was in question, giving the low occupancy rates of seniors living in the facility. It became apparent to the owner that an alternative use for the facility would be needed, and he desires to convert the facility from senior living to an extended stay hotel.

The proposed change to an extended stay hotel is for transient residents with anticipated short-term stays. The B-1 zone district does not allow for the facility to be used for residential dwellings for the permanent residency of the occupant.

#### **Traffic Circulation/Parking**

*Ingress and Egress:* The site will continue to provide access from existing private drives off of Regency Park Drive. There will be two full access points into the parking lot from the private drives.

*Parking:* The proposal will use the existing parking lot, which is curbed with a concrete barrier curb. The site requires the installation of 78 parking spaces. The applicant has provided 80 parking spaces, including 4 handicap-accessible parking spaces located near the entrance to the building.

*Sidewalks:* No sidewalks were constructed with the senior living apartments, due to the street being private.

#### **Landscaping and Buffer Requirements**

Under the original improvements of the site, the applicant provided the required tree at 50 ft intervals around parking lots and drive aisles, as well as the required landscaping within the parking lot islands.

Additionally, the site has provided dense landscaping and a privacy fence consistent with a Class "A" structural buffer along the eastern property lines, a variance was approved to reduce the width of the landscape buffer from 10 feet to 7 feet for two small portions of the buffer to allow for vehicular access in this area. No change is proposed or required.

#### **Lighting**

Parking lot lighting will remain as constructed in accordance with Article XI "Parking and Loading Regulations."

#### **Utilities and Drainage**

The existing public water and sewer will remain as previously constructed. No impervious surfaces are being added; therefore no drainage information is required.

#### **Signage**

At this time, the applicant has not submitted any information about signs and will be bound to the requirements of our current code when signed permits are submitted.

#### **Hours of Operation**

### **Community Development Department**

255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

Hours of operation are proposed to be 24 hours per day, 7 days per week. A staff attendant will be on duty at all times.

### Review and Approval Criteria

Section 9.050 of Article IX "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,  
*The project meets all applicable zoning standards.*
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.  
*The proposed development will not have a significant impact on traffic.*
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.  
*Reuse of the existing building will not negatively affect adjacent properties.*
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)  
*The proposal is consistent with the Comprehensive Plan and the Commercial Design Handbook.*
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.  
*The proposed development is designed to be operated to protect the public health, safety and welfare.*
6. An identified community need exists for the proposed use.  
*Yes, a community need exists for the proposed use.*
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.  
*The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.*
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.  
*The existing building is similar to and will not detract from many of the structures surrounding the property.*
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.  
*The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.*

### Staff Recommendation

Staff recommends approval of the project, as an extended stay hotel.

### Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Site Plan

#### **Community Development Department**

255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534



Planned Use / Re-Zoning Application

NAME OF PROJECT: MainStay Suites Hotel

ADDRESS/GENERAL LOCATION: 128 Regency Park Dr, O'Fallon, IL 62269

SUBDIVISION NAME & LOT NUMBER(S): Part of Lot 10 of Regency Park - 1<sup>st</sup> Addition and part of Outlot A of Regency Park - 2<sup>nd</sup> Addition, City of O'Fallon, St. Clair County, IL

PARCEL NUMBER(S): 03-25.0-327-026

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):

- PLANNED USE B-1(P) to B-1(P)
- RE-ZONING (STANDARD MAP AMENDMENT)

CITY OF O'FALLON

NOV 27 2013

DATE PAID

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1-P

PROPOSED NUMBER OF BUILDINGS: 1 64,320 sq ft

PROPOSED ZONING: B-1 (P)

PROPOSED GROSS FLOOR AREA: 17,040 SQF

PROPOSED # OF LOTS: 1

AREA IN ACRES: 2.05 Ac.

PROPOSED # OF DWELLING UNITS: n/a

PRESENT USE: n/a

see County records

APPLICANT INFORMATION:

NAME: BJR Property Inc.

COMPANY: 2913 18<sup>th</sup> Fairway Dr.

ADDRESS: 128 Regency Park Dr, O'Fallon, IL 62269

PHONE: 618-622-2220

FAX: Belleville, IL 62220

EMAIL: \_\_\_\_\_

Ron Schantz  
SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: Ron Schantz

COMPANY: \_\_\_\_\_

ADDRESS: 128 Regency Park Dr, O'Fallon, IL 62269

PHONE: 618-622-2220

FAX: \_\_\_\_\_

EMAIL: info@Chancellor Senior Apartments.com

\_\_\_\_\_  
SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>11.27.13</u>	STAFF USE ONLY	PROJECT ID #: <u>P2013-06</u>
APPLICATION RECEIVED BY: <u>M-Jall</u>		STAFF ASSIGNED: <u>J. Randall</u>
APPLICATION FEE: <u>\$250.00</u>		PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u>

RECEIVED DEC 11 2013

**BJR PROPERTIES INC.**  
**128. REGENCY PARK DRIVE**  
**O'FALLON, IL 62269**  
**PHONE: 618-622-2220**

**PROPOSED MAINSTAY SUITES**

PART OF LOT 10 OF REGENCY PAK 1<sup>ST</sup> ADDITION AND PART OF OUTLOT A OF REGENCY PARK 2<sup>ND</sup> ADDITION, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

**PROJECT NARRATIVE**

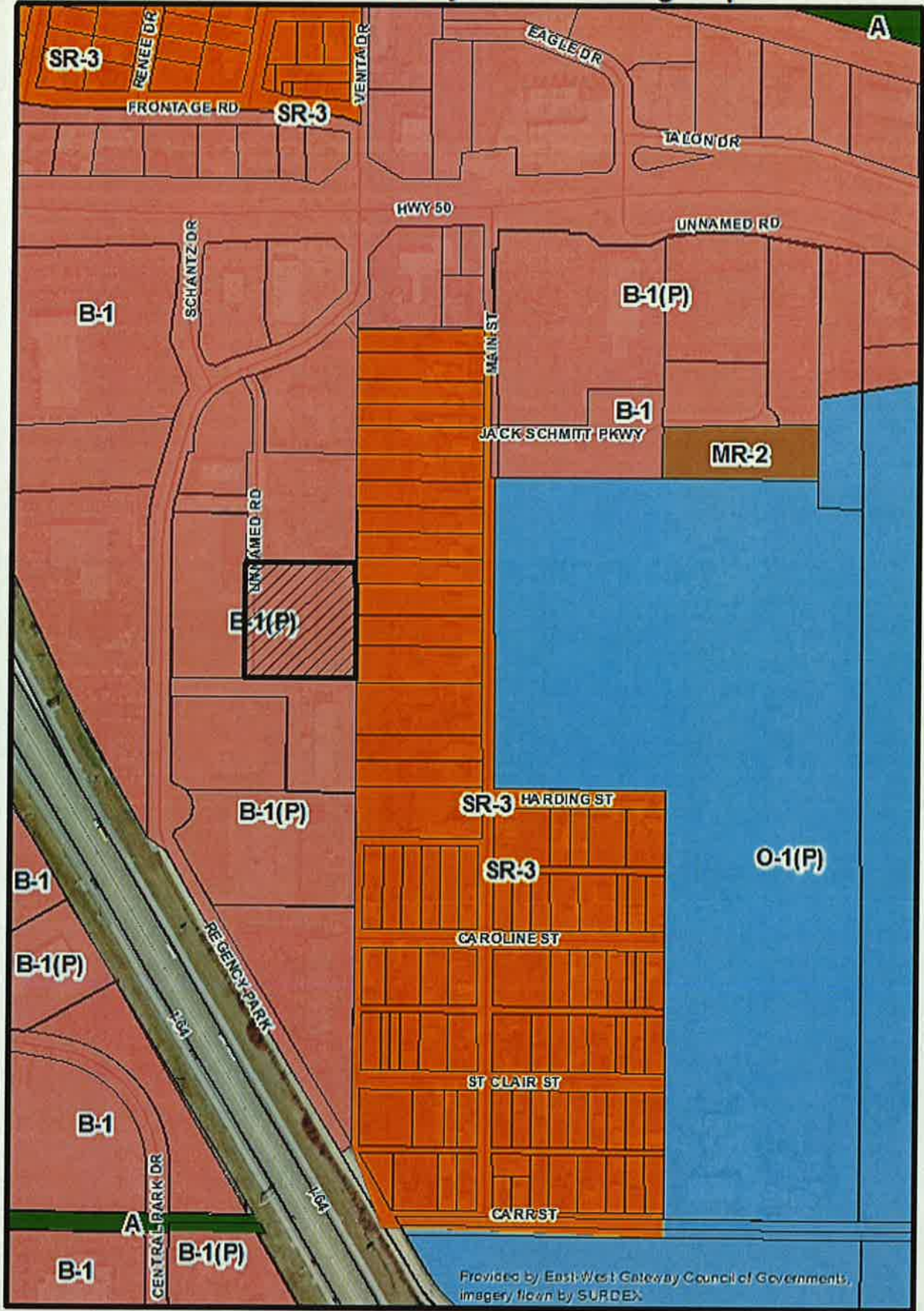
The proposed 16,616 ft<sup>2</sup> (64,320 ft<sup>2</sup> gross floor area) extended stay building will have 78 apartments which are permitted in the B-1 zoning district classification. The total area of Lot 10 of Regency Park 1<sup>st</sup> Addition and Outlot A of Regency Park 2<sup>nd</sup> Addition is 2.05 acres. Drainage detention required by the increase in impervious surface is to be provided off site and calculations for detention in the off-site detention ponds have been submitted and approved previously with the Regency Park 1<sup>st</sup> and 2<sup>nd</sup> Addition subdivision development plans. Landscaping is to be around the perimeter of the proposed paved surface, at the ends of parking aisles and around the perimeter of the building as required by the City's ordinances.

As shown on the site plan, access to this property is provided by two entrances from an existing Private Drive which connects to Regency Park. The site plan shows 76 spaces including 4 accessible spaces. Property will employ 2 housekeepers and 1 manager. Utilities including sewer, water, gas, and electric for this existing building are coming from existing lines along the Private Drive. The adjacent property to the West, North, and South is zoned B-1, the property to the East is Zoned Residential.

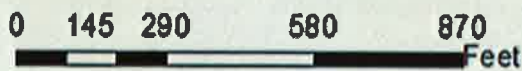
The contract owner of the property is:

BJR Properties Inc.  
128 Regency Park Dr.  
O'Fallon, IL 62269

# P2013-06: MainStay Hotel - Zoning Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX.



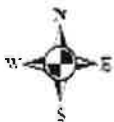
# P2013-06: MainStay Hotel - Land Use Map



*Provided by East West Gateway Council of Governments  
Imagery from Google Earth*



Subject Property



- 1. ANY CONSTRUCTION ALTERATIONS TO THE REQUIREMENTS ENCLOSED ON THESE PLANS AND RELATED PARTS WORK, SHALL BE APPROVED BY THE DESIGN ENGINEER BEFORE BEING UNDERTAKEN BY THE CONTRACTOR.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.
- 3. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLON, ILLINOIS, AND THE BOARD OF SUPERVISORS OF THE CITY OF FALLON, ILLINOIS, BEFORE COMMENCING CONSTRUCTION.

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