
CHAPTER 1 INTRODUCTION

1.0 INTRODUCTION AND PURPOSE OF THE 2001 COMPREHENSIVE PLAN

1.1 Introduction and Purpose.

The current O'Fallon Comprehensive Plan was adopted in 2001 as an update to the City's 1993 Comprehensive Plan Update. Since the adoption of the 2001 Plan, the City has prepared a Northwest Quadrant Transportation Study, a Bicycle Facilities Plan, Capital Facilities Plan and Subdivision Regulations. This current Plan incorporates many of the ideas and recommendations from these efforts, particularly those that relate to the land use and development policies of the City. In addition, the Plan also incorporates those ideas and concepts that have come from many formal and informal discussions with members of the City Council, Planning Commission, Zoning Board of Appeals, and other groups in leadership positions throughout the community.

The 2006 Comprehensive Plan identifies the City of O'Fallon's development policies, capacities, and trends, and it provides a basis for making decisions on current and future projects and initiatives. It identifies existing and future land use patterns, as well as development goals, opportunities, and constraints. The Plan evaluates land use alternatives, makes recommendations concerning future land use patterns, and establishes development guidelines. The Plan, in sum, attempts to answer the basic questions about the physical, economic, and social conditions of O'Fallon and the aspirations of its citizenry by integrating knowledge of existing conditions with a plan for the future.

1.2 Project Team, Schedule, and Work Elements.

A team of consultants was retained to provide technical assistance in the development of the 2006 Comprehensive Plan. The team consisted of three groups. First was Woolpert, Inc., a planning, engineering, architectural, and geospatial firm with an office out of St. Louis, MO, who provided land use planning and development policy guidance. Guidance concerning Market Analysis related to the retail and industrial real estate in O'Fallon was provided by Economics Research Associates based out of Chicago, IL. The attached document identifies the near-term development potential for both retail and industrial land use options. Finally, Dan Vogel, a land use and municipal attorney from Cunningham, Vogel, & Rost, P.C., located in St. Louis, conducted a review of the plan and made invaluable comments. He currently serves

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as City Attorney for Wildwood, MO., and Green Park, MO. His efforts in preparing planning and development regulations for Wildwood were highlighted in a 1999 issue of Planning magazine, the national periodical of the APA. Dan is also working with staff to complete the revision of our zoning and codes, which is being done in conjunction with the 2006 Comprehensive Plan.

This team worked closely with City staff to review existing plans, development applications, and regulations. They met continuously with City staff, the Mayor, City Council members, the Planning Commission, and other officials to identify special problems within the City. Following this consultation with the City, the consultant's were tasked with the job of updating the Plan components, preparing an updated land use map, creating a number of Area and Corridor plans, making recommendations regarding development capabilities, and compiling this Comprehensive Plan Update. Following the initial draft, Woolpert in conjunction with City staff, held two open houses for the public. The open houses were well attended and included residents, developers, school officials, elected city officials, appointed city officials, and city staff. Comments from these open houses were used to modify and finalize this 2006 Comprehensive Plan.

1.3 Historical Development of O'Fallon.

The O'Fallon area was originally settled by Captain Joseph Ogle who settled in Prairie Ridge in 1802. The City was named after Colonel John O'Fallon who was a wealthy gentleman from St. Louis. He had an interest in the Ohio and Mississippi Railroad, which built a depot and water tower in 1854 in what is the present location of the City of O'Fallon. In that same year, town lots were platted by Ernest Tiedemann, with the first lots being sold on May 13, 1854 for up to \$10.00 each. O'Fallon was incorporated as a Village on January 27, 1874, however, a referendum held on March 14, 1905 changed its structure to a City form of government.

The City of O'Fallon has evolved from its early rural railroad and mining beginnings to its present state as a fast growing suburban activity center. This has received considerable momentum since the opening of the St. Clair Square Mall. This transition continues today as office and employment centers are being developed in and around the city. Previously, citizens residing in O'Fallon commuted to work at Scott Air Force Base, Belleville, and downtown St. Louis. While this pattern still occurs, O'Fallon is increasingly becoming an employment center itself



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and is experiencing an increased share of regional office and retail activity. Development of Central Park Plaza, Regency Park, Wal-Mart, Sam's, St. Clair Auto Mall, and Eagle Center exemplifies this trend. The major force behind this change has been Interstate 64, which is becoming increasingly attractive as a development corridor. The factors influencing O'Fallon's growth include: a fifteen minute drive to downtown St. Louis, "build-out" that is occurring in the western suburbs, a strong regional and national economy, highly regarded school systems, small town scale and atmosphere, and attractive residential neighborhoods.

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1.4 *Development and Growth Trends*

The City of O'Fallon continued to experience pressure for both residential and commercial development since the Comprehensive Plan was last updated in 2001. The following factors contributed to the decision by City officials to initiate an update of the Plan in 2006:

- Completion of the new interchange at Green Mount Road and I-64 generating commercial growth on the City's west end.
- Continued rapid population increase (from 21,910 in 2000 to 25,791 in 2005) primarily north and west of the City.
- Proposed expansion of the City's Facility Planning Area (FPA) by 7,500 acres beyond the land area studied in 2001.
- Planned improvement of the Scott-Troy Road corridor to serve as a regional outerbelt—the Gateway Connector.
- The desire to diversify the City's economic base by maximizing the benefits of a large undeveloped parcel adjacent to I-64, the proposed Gateway Connector, and Mid-America Airport.

In 2005, the City of O'Fallon contracted with the U.S. Census Bureau to conduct a special census of the municipality. The results can be seen in the table below. The Census Bureau reported that the population went up by 3,737 persons since the 2000 Census to a total of 25,647. Additionally, the number of households is estimated to have increased by 1,776 based on the number of homes constructed (1,842) and estimated vacancy rate (3.6%) during the same period. The resulting estimated number of total households in O'Fallon (10,086) brought the average household size down to 2.54 persons in 2005, while the median age of O'Fallon residents continued to rise.

Table 1.4

City of O'Fallon, IL Total Population 1940-2005			
Year	<i>Total Population</i>	<i>Persons/ Household</i>	<i>Median Age</i>
1940	2,407	N/A	N/A
1950	3,020	N/A	N/A
1960	4,018	N/A	N/A
1970	9,379	N/A	N/A
1980	12,241	2.94	30.3
1990	16,037	2.63	N/A
1995	18,519	2.71	34.5
2000	21,910	2.62	35.3
2005	25,791	2.54	N/A

Source: U. S. Census Bureau

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Due to strong residential construction in the City of O'Fallon, at the end of 2005, nearly 75% of the homes in the City were built since 1970 (Table 1.5). On average, the City gained 368 new homes and 747 new residents per year since the 2000 Census (Table 1.6).

Table 1.5

City of O'Fallon, IL Age of Housing	
<i>Yr. Built</i>	<i># of Houses</i>
2001-05	1,842
1995-00	855
1991-94	770
1985-90	1,194
1980-84	1,140
1970-79	1,423
1960-69	903
1950-59	643
1940-49	327
1939-earlier	704

Source: U.S. Census Bureau (2000 Census)
City of O'Fallon (Building Permit Records 2001-2005)

Table 1.6

City of O'Fallon, IL Building Permits 1991-2005						
	<i>Single Family Permits</i>	<i>Multiple Family Permits</i>	<i>Residential Add/Alts</i>	<i>Commercial New</i>	<i>Commercial Alt</i>	<i>Total*</i>
2001- 2005		54				
<i># Permits</i>	1,498	(372 units)	1,024	71	246	2,893
<i>Total \$</i>	\$220,405,248	\$20,488,194	\$11,916,167	\$93,034,064	\$22,929,688	\$368,773,361
1996-2000		55				
<i># Permits</i>	1,074	(257 units)	600	113	177	2,019
<i>Total \$</i>	\$136,809,269	\$12,774,278	\$5,320,407	\$90,762,370	\$32,579,141	\$278,245,465
1991-1995		62				
<i># Permits</i>	924	(228 units)	462	45	115	1,608
<i>Total \$</i>	\$113,538,802	\$12,016,509	\$4,139,766	\$21,780,882	\$12,442,350	\$163,918,309

**Totals Do Not Include Sign Permits and Mobile Home Alterations & Additions*

Information Provided By: O'Fallon Planning & Zoning Department
Building Permit Records 1991-2005



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Table 1.7

City of O'Fallon, IL Annual Building Permits 1997-2005									
	1997	1998	1999	2000	2001	2002	2003	2004	2005
<i>New Home Permits</i>	193	204	210	224	249	208	299	358	384
<i>New Commercial Permits</i>	22	24	26	16	11	15	12	16	17
<i>Total Permits</i>	443	449	506	502	543	524	642	721	744
<i>Total Value of Permits</i>	\$53M	\$50M	\$62M	\$50M	\$41M	\$74M	\$71M	\$82M	\$99M
Annual Plats & Annexations 1997-2005									
<i>Final Plats Sub./Lots</i>	6/102	12/140	22/312	11/174	12/341	13/324	13/428	18/819	14/900
<i>Annexation Acreage</i>	761	76	64	61	151	400	3	885	500

Assuming this rate of growth continues, the City could reach a population of over 40,000 in twenty years. Such growth requires an expansion and densification of the area planned for residential development in the O'Fallon Comprehensive Plan. In order to accommodate this expected growth, areas designated for Rural Residential and Agriculture are decreased and the area for Single Family Residential is increased. Additionally, the area being studied and planned was increased by over 10,000 acres between the 2001 Plan Update and the 2006 Plan Update. It is estimated that the new study area including the proposed 7,500-acre FPA expansion into Madison County, at the current density of residential development, could support an end-state population of over 71,000 (Table 1.8).

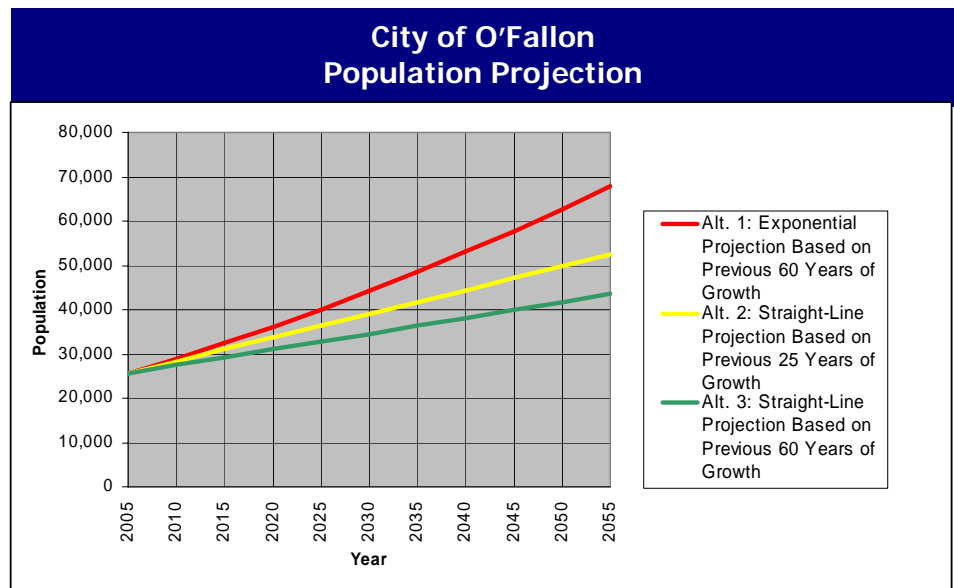
Table 1.8

Comprehensive Plan Study Area Population Estimate at 100% Build-Out												
	Total Area (Acres)	Floodplain Area (Acres)	Undevelopable Area (Acres)	Developable Area (Acres)	ROW & Common Ground Dedication (Acres)	Estimated Non-Residential (5%) (Acres)	Park Dedication (Acres)	Residential Area (Acres)	Average Lot Size (Square Feet)	Number of Homes	Estimated Population	
City of O'Fallon*	8,310	443		7,867	1,490	700	582	5,000	19,000	10,446	25,647	
Proposed Northern Extension of O'Fallon FPA**	7,580	1,506		6,074	896	263	60	4,856	54,000	3,917	9,949	
Unincorporated Caseyville Twtnshp NW of O'Fallon	3,437	123	206	3,108	847	117	70	2,037	19,000	4,671	11,863	
Portion of O'Fallon FPA not in City of O'Fallon	10,648	1,896	2,415	6,337	1,803	238	144	4,153	19,000	9,520	24,182	
										Total Estimated Population at 100% build-out		71,641
	* Table entries based on existing land use.			** ROW and Common Ground calculations weighted to account for predominantly Rural Residential Development								



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Using O'Fallon's historic rate of growth, low, medium, and high scenarios were generated to estimate the number of years it could take to reach the end-state population of 71,640 calculated above. The chart below shows the results of applying these three alternative rates of growth to the O'Fallon planning area. According to the calculations used to generate the chart, O'Fallon could reach complete build-out by the year 2060 (Red line) according to the high growth scenario: *Alternative 1—Exponential Growth* based on the past 60 years; the year 2090 (Yellow line) according to the medium-growth scenario: *Alternative 2—Straight Line Projection* based on the past 25 years; and 2140 (Green line) according to the low-growth scenario: *Alternative 3—Straight Line Projection* based on the past 60 years. Using this same chart for planning purposes, it is easy to see the range of potential populations for any given future year through 2055.





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Table 1.9

City of O'Fallon Population Projection			
	Straight-Line Projection Based on Previous 60 Years of Growth	Straight-Line Projection Based Previous 25 Years of Growth	Exponential Projection Based on Previous 60 Years of Growth
1940	2,407	2,407	2,407
1950	3,020	3,020	3,020
1960	4,018	4,018	4,018
1970	9,379	9,379	9,379
1980	12,241	12,241	12,241
1990	16,037	16,037	16,037
2000	21,910	21,910	21,910
2005	25,791	25,791	25,791
2010	27,435	28,328	28,902
2020	31,011	33,690	36,092
2030	34,587	39,052	44,123
2040	38,163	44,414	52,994
2050	41,739	49,776	62,705
2060	45,315	55,138	73,257
2070	48,891	60,500	



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A comparison to other communities and counties within the region indicates O'Fallon's housing composition by housing type is similar to the region as a whole, with two-thirds of the units Single Family and approximately 20% of the units Multi-Family (Table 1.10).

Table 1.10

Housing Composition 2000						
<i>Location</i>	<i>Total # Housing Units</i>	Percent of Total Units by Housing Type				<i>Owner Occupied Units</i>
		<i>Single Family</i>	<i>Duplex</i>	<i>Multi-Family</i>	<i>Mobile Home</i>	
St. Charles, MO	25,214	54%	11%	28%	7%	62%
Belleville, IL	19,294	65%	10%	22%	3%	56%
St. Peters, MO	18,801	76%	8%	14%	2%	85%
Kirkwood, MO	12,324	76%	2%	22%	0%	74%
Collinsville, IL	11,101	65%	9%	20%	5%	64%
O'Fallon, IL	8,604	68%	7%	18%	7%	66%
Edwardsville, IL	8,453	77%	5%	18%	0%	67%
Creve Coeur, MO	7,487	59%	4%	36%	0%	66%
Fairview Heights, IL	6,376	79%	3%	15%	3%	73%
Shiloh, IL	2,920	60%	15%	12%	13%	66%
<i>Avg. City %</i>		<i>68%</i>	<i>7%</i>	<i>21%</i>	<i>4%</i>	<i>68%</i>
St. Clair County, IL	104,446	69%	8%	15%	8%	62%
St. Charles County, MO	101,663	75%	7%	13%	5%	82%
St. Louis County, MO	423,749	60%	5%	22%	0%	71%
<i>Avg. County %</i>		<i>68%</i>	<i>7%</i>	<i>17%</i>	<i>4%</i>	<i>72%</i>

Source: 2000 U.S. Census