BUILDING AND ZONING DEPARTMENT REPORT (Through May 2007)

SUMMARY - Commercial Building Projects Status Report

I. Building Plans Submitted

a. Regency Center II – 120 Regency Park Drive – building and civil plans resubmitted. Building plans to B & F and site plan being reviewed. They are now planning on re-starting and will have to go through the process again.
b. 1417 N Green Mount Rd – shell-only building plans and application rec'd
c. Ethan Allen Furniture – 1234 Central Park Drive; application and all building and civil plans rec'd. Plans approved from B&F and they have been issued grading permit for site preparation. Building permit ready to issue.
d. 622 S. Lincoln – conversion from residential to office, Whitney Wisnasky
e. Hilton Garden Inn – 360 Regency Park Dr, new hotel for conference center. Building plans to B & F and site plan review in progress.
f. Walker Storage – 1348 Frontage Rd, Plans to B&F
g. Savannah Hills Pool House – 8012 Savannah Hills Rd –plan returned due to insufficient information
h. O'Fallon TWP High School – 600 S Smiley, classroom addition, Plans to B&F
i. 1140 Central Park Retail – Plans to B & F
j. Starbuck's – Plans to B & F
k. 400 Regency Park Dr. Conference Center – Plans to B & F
l. Public Works Building – Plans to B & F
m. 1075 Eastgate Dr, Suite 4, Lockheed Martin Tenant finish – plans to Jerry for review

II. Commercial Projects in Progress – New Construction

a. 624 North Main, Corporate Crossing – footing and foundations.
b. 634 N Main St Ste 1 – tenant finish – trim stage.
c. Family Sports Park - Phase 1 – 301 Obernuefemann Road – nearing completion on all structures.
d. Cambridge Condominiums, Phase 4 – ready for finals on two buildings. Sewer plan has been approved.
e. 1560 N. Greenmont Rd. – Frieze Harley-Davidson – sign variance approved, bar joists set roof work, drywall and exterior EIFS
f. Caseyville Township Waste Water Treatment Facility – Building plans have been approved from B & F. Work proceeding, foundation for sludge pit installed. Now starting on building, erecting block walls for lab.
g. Suburban Lodge – 148 Regency Park– footings and foundation.

h. E Hwy 50 & Whitehall Center – 300 E Hwy 50 (old KFC & Texaco locations) – permit issued.
i. GCS Credit Union – 1119 S. Lincoln - foundation work.
j. O'Fallon Professional Park – (SAIC Building) 620 Pierce Lot 2, footings poured, underground roughs.
k. Gershman Building - 630 Pierce, Lot 5 framing stage
l. Joseph Arthur Middle School – 106 St Ellen Mine Rd. – Plans to B&F, with first review complete. Footings and site work.
m. 102 W. Sixth St. – Conversion of single family residence to office use

III. Commercial Projects in Progress – Remodel, Addition or Tenant Finish

a. Financial Resources of America Storage addition – 805 ½ W Hwy 50 – site issues remain that are affecting the Reliance Bank site. Interior not finished and several exterior building issues.
b. Crown Car Wash – 406 Hartman Lane – addition of dryer, finish stage
c. St Michael's Episcopal Church – 111 O'Fallon Troy Rd, lower level renovations, trim stage.
d. Iron Horse – 102 Willow, tenant finish of existing structure, drywall
e. Central Christian Church Day Care – 1420 Illini, drywall
f. 1334 Central Park Dr Ste 4, American General Finance - permit issued for tenant finish in Sunrise Center.
g. Wehrenberg Theatres – 1320 Central Park Dr, add stadium seating and exterior, temporary issued for 4 units, 4 units still in trim.
h. Brazier Field – 710 Parkview, Press box, concession stand, framing.
i. 1415 W Hwy 50 (Brad McMillan Bdlg.) - interior tenant finish
j. FGM Architects – 1177 N Green Mount Rd, permit issued for office remodel in bank of Edwardsville building, second floor, trim stage.
k. Opera House – 220 E State, plans received for complete interior renovations, sent to B & F, also working on several site issues prior to issuance of permit.
l. District #90 Administrative Office (old PD) – building plan review complete and now working with architect on several issues.
m. Song Martial Arts – 1334 Central Park Dr Ste 6 & 7, Tenant finish, plan review.
n.

IV. Temporary Occupancy Permits Pending

a. Subaru of O'Fallon– 1290 Central Park Dr – sign issues remain.
b. Reliance Bank – 1571 N Green Mount Rd – starting on the fence, drainage issues remain.
c. Market Basket – 1700 E Hwy 50 – parking lot and display area work remains, but they have posted a letter of credit for completion.
d. Harold Belsheim 2 apartment buildings – 12 units each – 923 & 927 Bradley St – both buildings have some minor issues remaining.

e. Ace Hardware – 600 Southview Plaza Ste 1, some site issues remain.
f. O'Fallon/Wessel Storage Units – Frontage Rd. – site work.
g. First Bank – 804 W Hwy 50 – trim work, site work.
h. 1239 Central Park Dr Newbold BMW. – Interior finish, site work.
i. Quick Mart – 821 Siebert Rd, Some minor issues remain.
j.

V. Property Maintenance and Code Enforcement Cases Pending

a. Full Circle Auto – S. Lincoln - Auto repair business moved in to old All Feeds Site with no Occupancy Permit or zoning approvals, tickets issued and working on zoning issues. Permit issued for interior remodeling, ticket issued for storage of U-Hauls (zoning violation). Owner was denied planned use zoning. Plead guilty to two tickets with a $300 fine and one ticket was continued for 6 months pending application of another Planned Use.
b. Clark Station – City has executed the Court Order and demolished building, currently cleaning up site. Lien will be placed on property and we will foreclose in 6 months. After that time we will address the tank removal and clean-up.
c. Thorpe Auto Body/Apartments – Issued several Violation/Corrective Action Orders for apartments above the body shop. Numerous serious life safety issues exist. After petitioning court, Judge has issued a court order to evict all upstairs tenants, except one apartment, clean up property, erect fence and install paint booth. Thorpe did not comply with the court order timelines and denied access to inspectors on a May 26 visit. We were back in court on July 26 and judge ordered an inspection July 27. We are now preparing an inspection report for the judge, but he still has not complied with a substantial part of the court order.

VI . General Building and Code Enforcement Activities

a. Floodplain Issues with New Maps – The issuance of the new maps in Nov 2003 has caused an influx of inquiries and requests for assistance from homeowners now being required to obtain flood insurance. We are issuing letters so they can prove to determination companies and lenders that they are not in the flood plain. It was also noted that when the new maps were issued, there was a mistake that now shows Stoneybrook and Glen Hollow in the middle of Engle Creek. We are working with the Engineering Dept. and with a consultant in an attempt to get a LOMR for this, and possibly a LOMA for all residents until the LOMR is completed. Staff has worked with many residents to obtain LOMA's. Also have LOMA issues on Bluffs at Ogles Creek and Windemere due to problems with TWM plat submittal for both subdivisions. They are working on correcting. We will also change our Subdivision Control Ordinance to require subdivision overlay on current FEMA maps as part of Final Plat process. Currently working with Engineering and Hoelscher Engineering on updating and correcting current flood plain maps not corrected in 2003.

b. Computer Program – Govern Building (also Property Maint. and Code Enf.) Permit program implementation is proceeding, with all permits and functions live, i.e., property maintenance, building permits and code enforcement. Mobile laptop are now being used in all 5 inspectors vehicles, with live connection to city hall server. This has proved to be very efficient. Dave recently received Crystal training, to assist Nikki in report writing and other Govern setup issues, particularly from the field perspective. Working now with Shari and John to get the GovMap feature up and running so we can view and reference GIS base maps
c. Coordination with Fire Department on Inspections - We have been working with the Fire Chief in setting policy and procedures for plan reviews and inspections.