



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, November 28, 2016

6:00 PM

**Public Safety Building
285 North Seven Hills Road**

I) Roll Call

II) Approval of Minutes – October 24, 2016 & November 1, 2016

III) Items Requiring Council Action – Monday, December 5, 2016

- A. Flying Aces – Planned Use (1st Reading)
- B. Four Points Center – Final Plat (1st Reading)

IV) Other Business – None

NEXT MEETING: December 12, 2016 – 6:00 P.M. – Public Safety Building

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, October 24, 2016

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Herb Roach, Robert Kueker, Ned Drolet, Matt Smallhear, Kevin Hagerty, Richie Meile and Matt Gilreath. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Mary Jeanne Hutchinson, Jeff Taylor, Grant Litteken, James Cavins, Sandy Evans, Andrew Dallner and Justin Randall. *Visitors:* Tom Faulkner, Maureen Woodrome, Angie Hill, Rich Salcido, Rick Murray, Ron Zelms, Angela Simmons, Debbie Arell-Martinez, Ed Martinez, Jessica Lotz, Kim Sabella, Jim Sabella, Paul Evans, Sid LeGrand, Sue Witter, Dave Witter, Timi McMillin, Brad MicMillin, Gary Hoelscher, Mike Rosborg, Donny Shoehen, Steve Rineberg, Dave Pfeifer Steve Macaluso, Mike Rathgeb, and Vern Malare.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. Temporary Subdivision Promotion Sign – Fulford Homes (Motion) – Justin Randall provide a brief overview of the request to place a 64 square foot sign for the promotion of Parkview Meadows on Oberneufemann Road. The committee discussed the special event and recommended the sign with a 5-0 vote.
 - B. SEPA – St. Jude's Christmas Tree Lot (Motion) – Justin Randall presented the committee with information on the Christmas tree lot and that this was brought to the committee with a new condition that a portable and flashing sign is not allowed. The committee discussed the special event and recommended the special event with a 5-0 vote.
 - C. SEPA – O'Fallon Moose Lodge Meat Shoot (Motion) – Justin Randall presented the committee with information on the new special event request at the Hut. Randall reminded the committee the Hut was recently annexed to the city and any event including firearms required city council approval. The committee discussed the special event and recommended the special event with a 5-0 vote.
 - D. BP Gas Station – Planned Use (2nd Reading) – Justin Randall indicated to the committee there was no change from first reading. Randall indicated staff discussed closing an entrance on Highway 50 with IDOT, however closing an entrance further from the light at Lincoln was not something IDOT would support. The committee discussed the proposed planned use and recommended the project for approval with a vote of 5-0.
 - E. The Enclave at Augusta Greens – Planned Use (2nd Reading) – Justin Randall indicated there was no change from 1st Reading. Randall indicated the planned use for The Enclave would be on for second reading on November 7th, along with the resolutions for the preliminary plats. The committee discussed the proposed subdivision and recommended the project for approval with a vote of 5-0.

- F. Economic Development Update – Walter Denton presented to the committee an overview of staff's efforts on implementing the Strategic Plan and economic development. Denton introduced The Fource Group to discuss their findings on the current findings on O'Fallon's position in the St. Louis Metro Area and ways to promote the city. The Fource Group provided key findings from researching O'Fallon and one-on-one interviews with local business leaders. Denton then introduced Ted Shekell to discuss the implementation of the Downtown Plan with a proposed downtown event space. Shekell provided an overview of a concept to build upon the momentum in downtown with an event space to provide opportunities to bring customers to the downtown business and build a sense of community for residents. Denton introduced Mary Jeanne Hutchinson to provide an update on the Family Sports Park Feasibility Study. Hutchinson provided the committee with an overview of the findings and a proposal to construct additional all-weather fields for the betterment of O'Fallon families and tournaments. Denton finalized the presentation with an overview of a funding source of increasing the Hotel / Motel Tax. A number of community members spoke in support of the project. The committee briefly discussed the project and a motion was made to hold a special Community Development Committee meeting on November 1st at 6:00 PM to answer question from the committee, council members and the community.

IV) Other Business - None

MEETING ADJOURNED: 7:45 PM

NEXT MEETING: October 24, 2016 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



MINUTES
SPECIAL MEETING
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Tuesday, November 1, 2016

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

I) Roll Call – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Herb Roach, Ned Drolet, and Richie Meile. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Mary Jeanne Hutchinson, Jeff Taylor, Grant Litteken, James Cavins, Andrew Dallner and Justin Randall. *Visitors:* Tom Faulkner, Maureen Woodrome, Angie Hill, John West, Leonard Bloom, Doug Gruenke, Charles Pitts, Ron Zelms, Doris Obernuefemann, Kristi Vetri, Sam Loring, John Drolet, Becky Mantz, Jerry Mouser, Dennis Wideman, Andrea Fohne, Martha Stoffel, Dean Rich, Michael Lampe, Ron Rasp, Stu Kasten, Z. Lange, R. Saleure, Tom Maloney, Andy Kelp, Todd Fleming, Nick Miller, Robyn Kirsch, Christian Nierode, Jacob Nierode, Chuck Wagner, Beth & Mike Larimer, Stewart Drolet, Tom & Debbie Mitchell, Mark Morton, Andrew Lopinot, Jennifer & Jack Koenig, Tracey Cooley, Ben Keller, Dave Pfeifer, Ken Diel, David Roberson, Jaclyn Gross, Stephen Ellerbrake, Justin McMillian, Debbie Arell-Martinez, Ed Martinez, Jessica Lotz, Sid LeGrand, Sue Witter, Dave Witter, Gaylann Rushing, Joey Rushing, Lindsey Rushing, and Vern Malare.

II) Discussion

A. Destination O'Fallon – Q & A – Walter Denton, Ted Shekell and Mary Jeanne Hutchinson provided a brief review of the goals of Destination O'Fallon and the funding source for the project. Following the presentation, the Committee and Council members discussed Destination O'Fallon and asked questions of the proposal to staff. Following Committee and Council discussion, citizens were given an opportunity to speak on the proposal.

- Jerry Mouser spoke in support of the project.
- Doug Grenke spoke in support of the project.
- Sid LaGrand spoke on behalf of the O'Fallon-Shiloh Chamber of Commerce and supported the project.
- Stewart Drolet asked questions of the project.
- Edward Martinez spoke in support of the project.
- Jaclyn Gross expressed concern over the tax increase to hotels.
- Stephen Ellerbrake spoke in support of the project.
- Dave Witter asked questions about the current bonds the city owes.
- Vern Malare asked questions about the existing structures on the site.
- Dave Pfeifer asked question about the need to fund Destination O'Fallon over other projects.
- Sam Loring spoke in support of the project.
- Ron Zelms asked questions about the process and project.
- Kristi Vetri asked about the type of bonds the city would acquire for Destination O'Fallon.

III) Items Requiring Council Action

- A. Hotel Ordinance (1st Reading) – Following the discussion of the Committee, Council and the public a motion was made to move the hotel ordinance forward to the City Council for a vote on November 7, 2016.

IV) Other Business - None

MEETING ADJOURNED: 8:30 PM

NEXT MEETING: November 14, 2016 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

**DRAFT MINUTES
O’FALLON PLANNING COMMISSION
November 22, 2016**

Chairman Larry Sewell called the meeting to order at 6:00 pm in the City Council Chambers and led the Pledge of Allegiance.

ATTENDANCE: Debbie Arell-Martinez, excused; Ryan Kemper, present; Patricia Cavins, present; Bob Dunn, absent; Al Keeler, present; Rebecca Pickett, present; Joe Rogers, present; Ray Rohr, present; Larry Sewell, present. A quorum was declared present by Sewell.

MINUTES: Motion was made by Rohr and seconded by Keeler to approve the minutes of the September 27, 2016 meeting. All Ayes. Motion carried.

Sewell welcomed everyone and explained the role of the Planning Commission. The Planning Commission members introduced themselves. Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall. Present in the audience was petitioner Nathan Schmidt, Steve Stevenson, and owner of Scott Gate Plaza Gary Clinton. Sewell gave an overview of the process that would be followed for the evening.

PUBLIC HEARINGS:

(P2016-14) – Zoning Amendment Subject to the Planned Development Ordinance from “B-1” Community Business District to “B-1(P)” Planned Community Business District for Flyin’ Aces Lounge, a bar in an existing building. The property is located at 829 Seibert Road. The applicant is Nathan Schmidt, K&S Enterprises, LLC.

The public hearing was opened at 6:04 pm. Randall presented an overview of the project and Staff Report. Maps of the subject and surrounding properties, their zoning, and Comprehensive Plan Land Use were shown. Randall highlighted various points and issues from Staff’s Project Report dated November 22, 2016, among them:

The subject site contains three buildings, approximately 8,300 square feet of retail space, is approximately 2.14 acres, and is currently zoned B-1 Community Business District. The location, 829 Seibert Road, is a 1,400 square foot tenant space and the proposed use is a restaurant with alcohol sales and video gaming. The Comprehensive Plan for the subject property is General Commercial.

The property to the west is B-1(P) because in 2011 a Planned Use was applied for and granted to allow a restaurant with alcohol sales, however that restaurant never occupied the location.

The parking requirement for retail is four spaces per 1,000 square feet of tenant space and nine per 1,000 for restaurants. Currently, the parking lot has 86 spaces, however there are no accessible parking spaces for this property. Based on the number of

restaurant and retail businesses, the lot is under-parked by about 6 spaces. The restaurants in the site are typically high turnover, such as Subway. Staff believes the number of parking spaces is adequate, but there are no accessible spaces. Based on the number of existing spaces, the State of Illinois requires 3 accessible spaces.

The proposed business should not negatively impact the adjacent businesses or properties. There will be no outdoor activities with this proposal. With exception to the parking, the proposal meets all zoning code requirements.

Hours of operation will be from 11:00 am to 2:00 am.

The City has not received any complaints on the proposed business and Scott Air Force Base has been notified.

Keeler asked if any other businesses on this site have alcohol sales. Randall stated there are no other alcohol sales in the plaza.

Public comments were opened at 6:10 pm.

Nathan Schmidt of K & S Enterprises was sworn in. Schmidt stated he noticed the property was vacant, reached out to property owner and obtained a lease. Then he realized the property was not properly zoned for the business he wanted to offer, a lounge type bar with comfortable seating and finger foods. Schmidt stated he wants to capitalize on the large volume of traffic due to Scott Air Force Base.

Sewell asked if the bar would be a sports bar. Schmidt stated the bar would have more of an aviation theme and would be very comfortable, with a good atmosphere.

Pickett asked about video gaming. Schmidt stated he would utilize video gaming to offset the rent expenses.

Pickett asked if video gaming meets zoning regulations. Shekell explained the relationship between liquor licenses and video gaming.

Shekell asked if food will be prepared on site. Schmidt said he had not decided on a menu yet, but would like finger food or something “quick and easy” to promote a high customer turnover. Schmidt stated he is looking into a convection oven which would not require a hood.

Swell commented it is odd that you must have liquor license to have video gaming terminals. Shekell explained it is state law.

Shekell went on to describe this business as similar to a previous proposal, Steph’s Café. Steph’s Café was predominately a video gaming parlor, rather than a traditional restaurant.

Sewell asked how the video gaming business has been in the City since it has become legal. Shekell stated some owners have been very successful and the machines have

been profitable. Others have found it too expensive, particularly because of the annual license fee.

Rohr said it seems low risk for the business owner other than the license fee. Shekell cited some additional expenses associated with the gaming machines.

Schmidt stated that the City receives 5% of all revenue generated from the machines. Shekell agreed with that statement.

Rohr asked for details about the proposed menu. Schmidt stated he had not decided yet, but would possibly serve toasted ravioli, breadsticks, chicken fingers, wings, and personal pizzas. The space is not large enough for a large kitchen.

Pickett asked about the hours of operation in the surrounding businesses. Gary Clinton was sworn in and stated most businesses in the plaza close by 6:00 pm, one is open until 7:00 pm. He hopes to have other restaurants extend their hours as they continue to make improvements to the plaza.

Sewell asked how the City prevents an establishment from being opened solely for the purpose of being a gambling establishment. Shekell explained these businesses are permitted, and cited Steph's Café as an example. It was recommended by Staff and the Planning Commission, however it was turned down by City Council.

Schmidt introduced Steve Stevenson, stating Stevenson owns multiple businesses similar to the proposed business. Stevenson was sworn in.

Stevenson described his businesses, stating one is similar to Subway and offers carry out food. His goal is to sell as much food and liquor as possible to generate revenue. Stevenson stated his clientele is different from a typical bar. Stevenson said the business owner should utilize everything legal to generate revenue.

Kemper asked how many machines could be fit into a 1,400 square foot location. Steven said five machines, depending on the fees, however five is the max allowed by state law.

Kemper asked Schmidt about the content of the proposed sign. Schmidt said he did not intend to advertise gaming, although he had not really thought about it.

Pickett inquired if there are minimum distances gambling facilities must be from certain establishments, such as a school, church. etc. Stevenson said yes.

Shekell stated that the City was unaware of the intent to have video gaming at time the petition application was received. If the City had known, more detail would have been included in the Staff Report, including information regarding video gaming law.

Clinton asked if the planning commissioners wanted to discuss parking. Sewell stated the Staff had already addressed it.

Clinton commented that he can make the three accessible spaces but is concerned about ramps onto the sidewalks. Clinton stated he will not have the funds to complete this for at least two years, and requested a two-year window to allocate funds to complete the requirements.

Shekell explained that the property is currently out of compliance with the ADA as well as the City, and is subject to complaints. The parking lot is currently a grandfathered issue that is still subject to complaints, but the request for the Planned Use triggers the requirement to come into compliance. Sewell stated he empathizes with Clinton, but the issue is beyond the control of the commission.

Stevenson inquired what must be done to bring the lot into compliance. Randall explained accessible space must be eight feet wide with eight feet of accessible area and striping and signage as required by state law.

Sewell asked if there are any limits on the video gaming machines, limiting how much time or money someone spends on a machine. Shekell said no.

Keeler asked if the addition of video gaming changes the public notice. Shekell stated that, had the City known the proposal included video gaming the City would have required it to be in the notice, however he does not believe it invalidates the public notice. Rohr stated someone would be hard-pressed to find a place selling liquor that does not have a video gaming machine.

Public comments were closed at 6:40 pm

Staff Recommendation:

Randall read over the Staff Recommendation as follows:

A variance to the number of required parking spaces, so long as 3 accessible spaces are provided in accordance with the Illinois Accessibility Code.

The Planned Use rezoning approval includes approval of a restaurant with alcohol sales at 829 Seibert Road.

A liquor license will be required to serve alcohol at this location.

Any building modifications will require a Building Permit.

Temporary and permanent signage will require a Sign Permit.

Motion was made by Rogers and seconded by Rohr to approve the Staff's Recommendation.

Sewell allowed for further discussion prior to voting.

Pickett stated concern about the addition of video gaming and questioned if proper notification of the proposed business was provided to the community. Rohr stated there are no residences in the buffered parcel area. Shekell explained Scott Air Force Base was notified, but the residents of the base do not own that property so they were not required by law to be notified.

Keeler stated the proposed business is really a gambling establishment with food, and to be a good neighbor Scott Air Force Base should be notified.

Pickett asked if the addition of video gaming requires a new proposal. Shekell said no.

Sewell asked if there is a requirement to disclosure video gaming. Shekell stated there is no requirement.

Rohr asked that if video gaming had not been brought up tonight, the Planning Commission approved the proposal, and the business was allowed to open, would the Planning Commission be notified if the proprietor added video gaming several months later. Rohr stated no, the Planning Commission would not be notified, and this business would be no different than other existing restaurants that serve alcohol and have added gaming machines at a later date, such as Shooters, the Hut, etc.

Cavins asked if food is required to be served when there is video gaming, or if the business can just offer alcohol. Shekell was unsure.

Rohr stated that going forward if any similar proposals that come before the Planning Commission want to serve alcohol, it should be assumed that at some point, whether included in the proposal or not, they may offer video gaming.

Pickett asked if that would change the Staff recommendation. Shekell cited Steph's Café, explaining that proposal was very transparent about the intentions to offer video gaming and the Staff recommended approval, but City Council rejected it.

Kemper asked if the Staff recommendation could be modified to include a statement that Flying Aces intends to install up to five video gaming machines.

Sewell stated the petition will still go forward to the council, regardless

Rohr proposed an amendment to the Staff's recommendation to include: The Planning Commission has expressed concern that the original petition application was presented for public notice without mention of video gaming, and video gaming was proposed by the petitioner during the public comment session of the hearing.

Motion was made by Rohr and seconded by Kemper to amend the Staff's Recommendation.

ROLL CALL: Arell-Martinez, excused; Kemper, aye; Cavins, aye; Dunn, absent; Keeler, aye; Pickett, aye; Rogers, aye; Rohr, aye; Sewell, aye. All Ayes. Motion to amend Staff recommendation passed.

ROLL CALL (to approve amended Staff Recommendation): Arell-Martinez, excused; Kemper, aye; Cavins, aye; Dunn, absent; Keeler, nay; Pickett, aye; Rogers, Aye; Rohr, aye; Sewell, nay. Five Ayes, two nays. Motion to approve amended Staff recommendation passed.

The project moves to Community Development on November 28, 2016 at 6:00 pm. The public hearing was closed at 6:57 pm.

UNFINISHED BUSINESS: Election of Officers.

Sewell motioned to nominate Rohr to fill the Vice Chair position vacated by Jeff Baskett. Seconded by Cavins. All Ayes. Motion carried

Rohr motioned to nominate Keeler to fill the Secretary position vacated by Rohr. Seconded by Pickett. All Ayes. Motion carried

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that the next Planning Commission meeting will be December 13, 2016.

Shekell announced Mayor Graham has announced his retirement.

ADJOURNMENT:

Motion was made by Keeler and seconded by Pickett to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:07 pm.

Respectfully submitted,

Jessica Short, Transcriptionist

Minutes approved by Planning Commission



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: November 28, 2016
SUBJECT: P2016-14: Flying Aces Lounge, Planned Use

Recommendation

The Planning Commission held a public hearing on the above referenced application at their November 22, 2016 meeting. The Commission voted 5-ayes and 2-nays to approve the requested Planned Use application for Flying Aces Lounge, subject to the amended conditions recommended by staff, to include a note on the discussion of the Commission on video gaming based on the testimony given by the applicant.

Project Background and Summary

The applicant, Nathan Schmidt of K & S Enterprises, LLC, has filed an application requesting approval to operate a 1,400 square foot restaurant and alcohol sales in an existing retail center located at 829 Siebert Road. The retail center is located just west of the Shiloh gate at Scott Air Force Base. The applicant is requesting the property be rezoned from "B-1" Community Business District, to "B-1(P)", Planned Community Business District to allow the restaurant with alcohol sales. The restaurant interior will seat approximately 50 persons, including the bar seating. Proposed hours of operation will be Sunday to Saturday 11:00 AM to 2:00 AM. The entire retail center building is approximately 8,300 square foot in size and has a mixture of tenants.

At the Planning Commission meeting, the applicant noted their interest in also having video gaming as a part of the business operations. The Commission discussed the applicant's interest in video gaming. Staff provided the Commission with an overview of the state and city regulations regarding video gaming and the requirements to have a liquor license to obtain a video gaming license from the state.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Staff Recommendation

Staff recommends approval of the use, with the following conditions:

1. Testimony given at the Planning Commission indicated the applicant would also be interested in video gaming as a part of the applicant's business plan.
2. A variance to the number of required parking spaces, so long as 3 accessible spaces are provided in accordance with the Illinois Accessibility Code.
3. This Planned Use rezoning approval includes approval of a restaurant with alcohol sales at 829 Seibert Road.
4. A liquor license will be required to serve alcohol at this location.
5. Any building modifications will require a Building Permit.
6. Temporary and permanent signage will require a Sign Permit.

Attachments:

1. Report to Plan Commission

Community Development Department

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



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: November 22, 2016
PROJECT: P2016-14: Flying Aces Lounge- Planned Use Rezoning

Location: 829 Seibert Road

Applicant: K & S Enterprises, LLC, 3410 Fairway Drive, Highland, IL 62249
Owner: Gary & Sue Clinton, 2620 Lauren Lake Drive, Belleville, IL 62221
Submitted: October 19, 2016

Project Summary

The applicant, Nathan Schmidt of K & S Enterprises, LLC, has filed an application requesting approval to operate a 1,400 square foot restaurant and alcohol sales in an existing retail center located at 829 Siebert Road. The retail center is located just west of the Shiloh gate at Scott Air Force Base. The applicant is requesting the property be rezoned from "B-1" Community Business District, to "B-1(P)", Planned Community Business District to allow the restaurant with alcohol sales. The restaurant interior will seat approximately 50 persons, including the bar seating. Proposed hours of operation will be Sunday to Saturday 11:00 AM to 2:00 AM. The entire retail center building is approximately 8,300 SF in size and has a mixture of tenants.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: A, Agricultural (City)	North: Agricultural
East: B-1, Community Business (City) O-3, Scott Airport Overlay (County)	East: Retail and SAFB
South: O3, Scott Airport Overlay (County)	South: Residential
West: B-1, Community Business (City) O-3, Scott Airport Overlay (County)	West: Office and SAFB

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *General Commercial* which is consistent with the proposed project.

Code of Ordinances:

The zoning hearing has been triggered due to §158.116 of the O'Fallon Code of Ordinances which requires planned use approval for "any proposed amendment or change in zoning to a use offering liquor sales and/or consumption on- or off-premises." Due to this requirement, the applicant is requesting a change of zoning from B-1 Community Business District, to B-1(P), Planned Community Business District. The proposed rezoning is subject to Chapter 158 (Zoning) of the Code of Ordinance and must meet the requirements of the B-1 Community Business District.

Public Notice:

Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 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 *General Commercial* on the Future Land Use Map of the Comprehensive Plan, and commercial, office and Scott Air Force Base operations surround the subject property to the north, east, west and south. The building is a multi-tenant retail space and has previously been used for multiple restaurants and multiple retail/office uses. A restaurant with alcohol sales is a consistent land use in the *General Commercial* land use category. The closest residence is approximately 320' south of the retail center.

Building

As noted, the entire retail center is approximately 18,300 square foot in size, totaling three buildings. The building in which the proposed restaurant is located is approximately 8,500 square feet. The proposed restaurant will occupy approximately 1,400 square feet and a number of other retail, office and restaurant tenants. The interior finish of the restaurant will include small kitchen, restrooms, bar, and table seating.

Parking

The existing paved parking area provides 86 parking spaces; however, the site has no accessible spaces. These parking spaces are shared by all tenants of the retail center. Restaurants require 9 spaces per 1,000 square feet and retail and office uses require 4 spaces per 1,000 square feet. Overall, there is 18,276 square feet of building, which if all of the site was retail would require 73 parking spaces. The site currently has two restaurants, Subway (1,200 square feet) and Shannon's Kitchen (1,200 square feet) and this would be the third restaurant for a total of 3,800 square feet. The restaurant tenant spaces would require 34 parking spaces and the remaining building would require 58 spaces for a total of 92 parking spaces, 6 less than the amount provided. Additionally, since the site currently does not have any accessible spaces and 3 spaces are required by law, staff is recommending with the approval of the restaurant land use the site need to have at least one accessible space per building.

Additionally, the restaurant spaces are small in nature and do not have a ton of seating like a typical restaurant. However, if additional restaurant spaces are going to be leased in the plaza, there will need to be analysis to ensure there will not be a parking problem in the future.

Therefore, based on the nature of the restaurants and the ability to get accessible parking spaces up to code, staff recommends approval of a reduction in the parking required for the plaza.

Signage

The building is permitted to display one wall sign in accordance with the City's sign regulations. A separate sign permit will be required to display such signage.

Hours of Operation

It was noted that proposed hours of operation will be 11:00 AM to 2:00 AM daily. This is consistent with a Class A Liquor License.

Review and Approval Criteria

Section 158.119 of Article 6 "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.
The new restaurant will not negatively affect adjacent properties. There are a number of commercial businesses, including restaurants, in the existing plaza.
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 is not applicable in this case.
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 Planned Use Rezoning to allow the Flying Aces Lounge restaurant and alcohol sales at 829 Seibert Road with the following conditions:

1. A variance to the number of required parking spaces, so long as 3 accessible spaces are provided in accordance with the Illinois Accessibility Code.
2. This Planned Use rezoning approval includes approval of a restaurant with alcohol sales at 829 Seibert Road.
3. A liquor license will be required to serve alcohol at this location.
4. Any building modifications will require a Building Permit.
5. Temporary and permanent signage will require a Sign Permit.

Attachments

Attachment 1 – Project Application

Attachment 2 – Narrative

Attachment 3 – Zoning Map, Future Land Use Map and Aerial Map



Planned Use / Re-Zoning Application

NAME OF PROJECT: Flying Aces Lounge

ADDRESS/GENERAL LOCATION: 829 Seibert Road, O'Fallon, IL

SUBDIVISION NAME & LOT NUMBER(S): SCOTT GATE PLAZA

PARCEL NUMBER(S): 09-10.0-301-004

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

- PLANNED USE - \$250 - CHANGE OF USE
- RE-ZONING (STANDARD MAP AMENDMENT)

CITY OF O'FALLON
OCT 19 2016
DATE PAID

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1

PROPOSED NUMBER OF BUILDINGS: N/A

PROPOSED ZONING: B-1(P)

PROPOSED GROSS FLOOR AREA: 1,200 SQ. FT

PROPOSED # OF LOTS: N/A

AREA IN ACRES: N/A

PROPOSED # OF DWELLING UNITS: N/A

PRESENT USE: VACANT RETAIL SPACE

APPLICANT INFORMATION:

NAME: Nathan Schmidt (KYS Enterprises, LLC)

DESIGN PROFESSIONAL INFORMATION:

NAME: N/A - EXISTING BUILDING

COMPANY: K & S Enterprises, LLC

COMPANY: _____

ADDRESS: 3410 Fairway Dr

ADDRESS: _____

Highland, IL 62249

PHONE: 618-975-5878

PHONE: _____

FAX: _____

FAX: _____

EMAIL: SchmidtN_28@hotmail.com

EMAIL: _____

Nathan Schmidt
SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>10-19-16</u>	STAFF USE ONLY	PROJECT ID#: <u>P2016-14</u>
APPLICATION RECEIVED BY: <u>J. Randall</u>		STAFF ASSIGNED: <u>J. Randall</u>
APPLICATION FEE: <u>\$250.00</u>		PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u>

property owner: Gary & Sue Clinton
2620 Lauren Lake Dr.
Belleville, IL 62221

K & S Enterprises, LLC

D/B/A: Flyin' Aces Lounge

Chris Korte and myself (Nathan Schmidt) are seeking a business approval to construct a store in the City of O'Fallon, Illinois. We would like to present to you the idea of building an upscale lounge at the address of 829 Seibert Road, O'Fallon, Illinois. Our idea came to us as we were searching for the perfect location, we feel as if the lounge would be very successful in the Scott Gate Plaza. I have reached out to Gary Clinton and signed a lease with him for the retail space he has to offer. With the space provided we wish to establish an upscale lounge in which the tenants of Scott Air Force Base and surrounding area may use to relax, meet friends, grab a bite to eat, or have a beverage. There will also be comfortable seating and television provided for games and such. We believe there will be a significant amount of people wanting a clean upscale environment. With that being said our food items would include homemade pizzas, wings, and various appetizers. We would also like to incorporate a cocktail list to quench their thirst. The target market we are seeking is adults ages 21-55 which can be achieved from the traffic count that enters and leaves Scott Air Force Base on a daily basis. We are requesting a liquor license from the city of O'Fallon and insure our city, state, and federal requirements are maintained, as well as good standing with the city. Thank you for your time and we look forward to doing business in O'Fallon, Illinois.

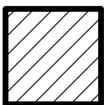
Nathan Schmidt

618-975-5878

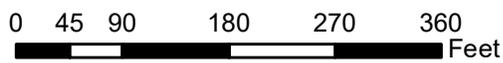
Scott Gate Plaza
805-873 Seibert Rd (829 Seibert)



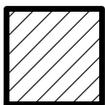
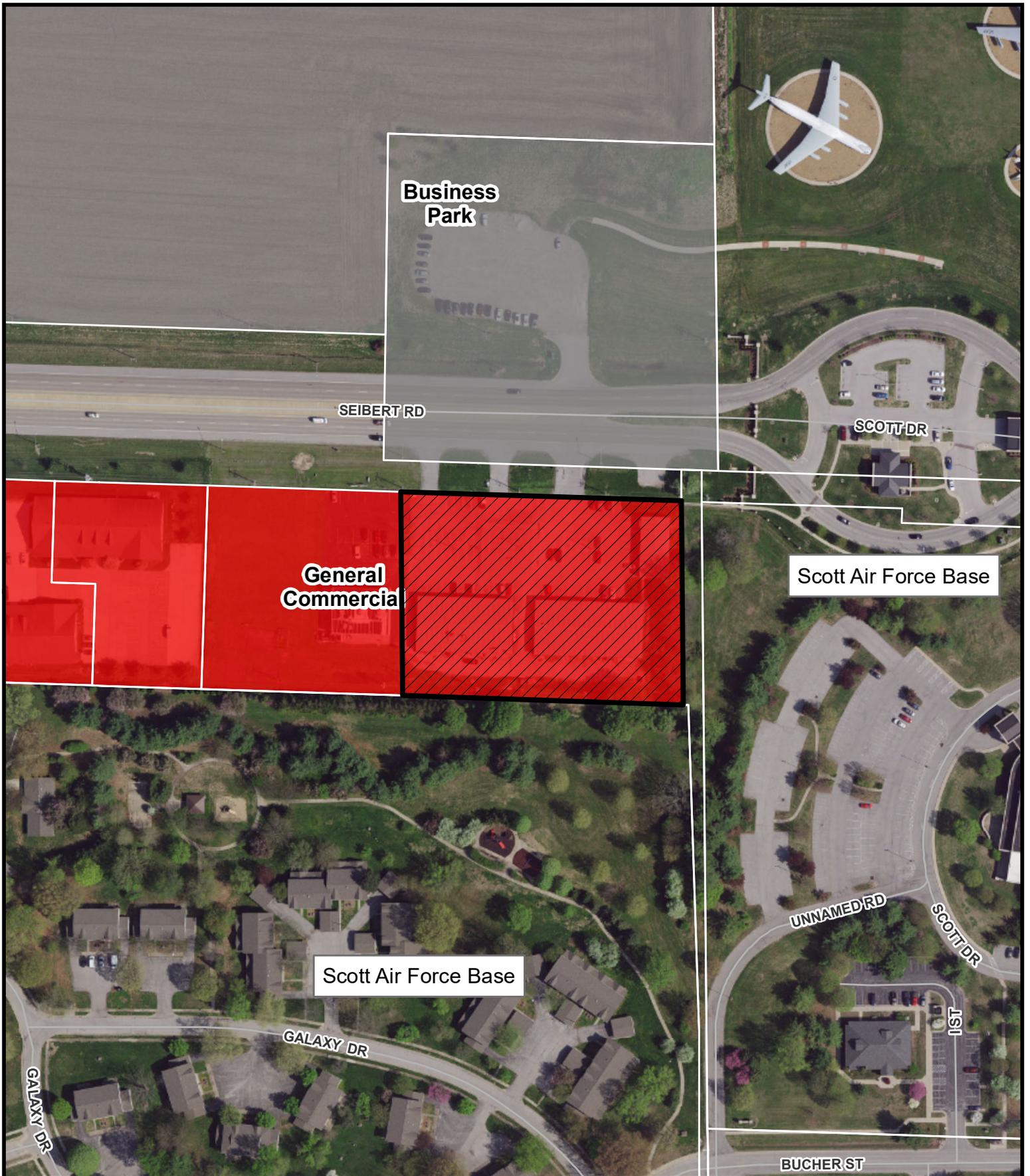
P2016-14: Flying Aces Lounge - Zoning Map



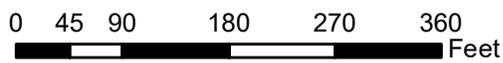
Subject Property



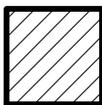
P2016-14: Flying Aces Lounge - Future Land Use Map



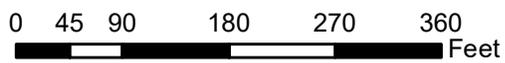
Subject Property



P2016-14: Flying Aces Lounge - Aerial Map



Subject Property





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: November 28, 2016
SUBJECT: Four Points Center, Final Plat (1st Reading)

Project Background and Summary

The applicant, Dean Oelze of SI Strategy, LLC has been approved previously by the City Council for a 45 acre Master Development in the northwest corner of Highway 50 and Scott-Troy Road that includes a 132,400 square foot recreational center, and various retail, hospitality and office lots. Phase 1 of the Four Points Center will include not only the infrastructure needed to serve Phase I but also construction of the 132,400 square foot recreation complex on Lot 2, which is approximately 10.6 acres. The recreational facility, to be named the "The McKendree Metro Rec Plex", includes 2 NHL sized ice rinks, 4-lane recreational pool, a 25 meter x 25 yard competition pool, dive area with two – 1 meter spring boards, two – 3 meter spring boards and one – 5 meter fixed platform. The facility will have fitness areas, batting cages and a half court gymnasium.

A final plat was approved in September 2015 for a number of lots in the Four Points development. A number of the improvements are in place, but the final plat was never recorded. The proposed revised Final Plat, includes creating Lot 1 which is planned for a hotel (although none is proposed at this time), Lot 2 which is the tract for the McKendree Athletic Complex, Lot 3 which is a small office/retail lot, and Lot 4, Lot 5, Lot 6 and Lot 7 which is for future development. The Final Plat also creates several outlots which include drainage areas and the private roadway (which is being built to City standards). The Final Plat approval will authorize the developer to begin installation of utilities and roadway access to serve the lots along Scott-Troy Road and Highway 50, all subject to issuance of an Infrastructure Permit and will include utilities to be constructed on Lot 4, Lot 5, Lot 6 and Lot 7.

It should be noted that the developer's access permits from IDOT and St. Clair County will need to be obtained. Additionally, the infrastructure plans for the improvements along Lot 4, Lot 5, Lot 6 and Lot 7 will need to be finalized and a letter of credit secured for the improvements, prior to the plat being recorded.

Staff Recommendation

Community Development and Engineering staff recommends the Final Plat for approval.

Attachments:

1. Final Plat

FINAL PLAT
PUD DEVELOPMENT OF FOUR POINTS CENTER
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

LEGEND

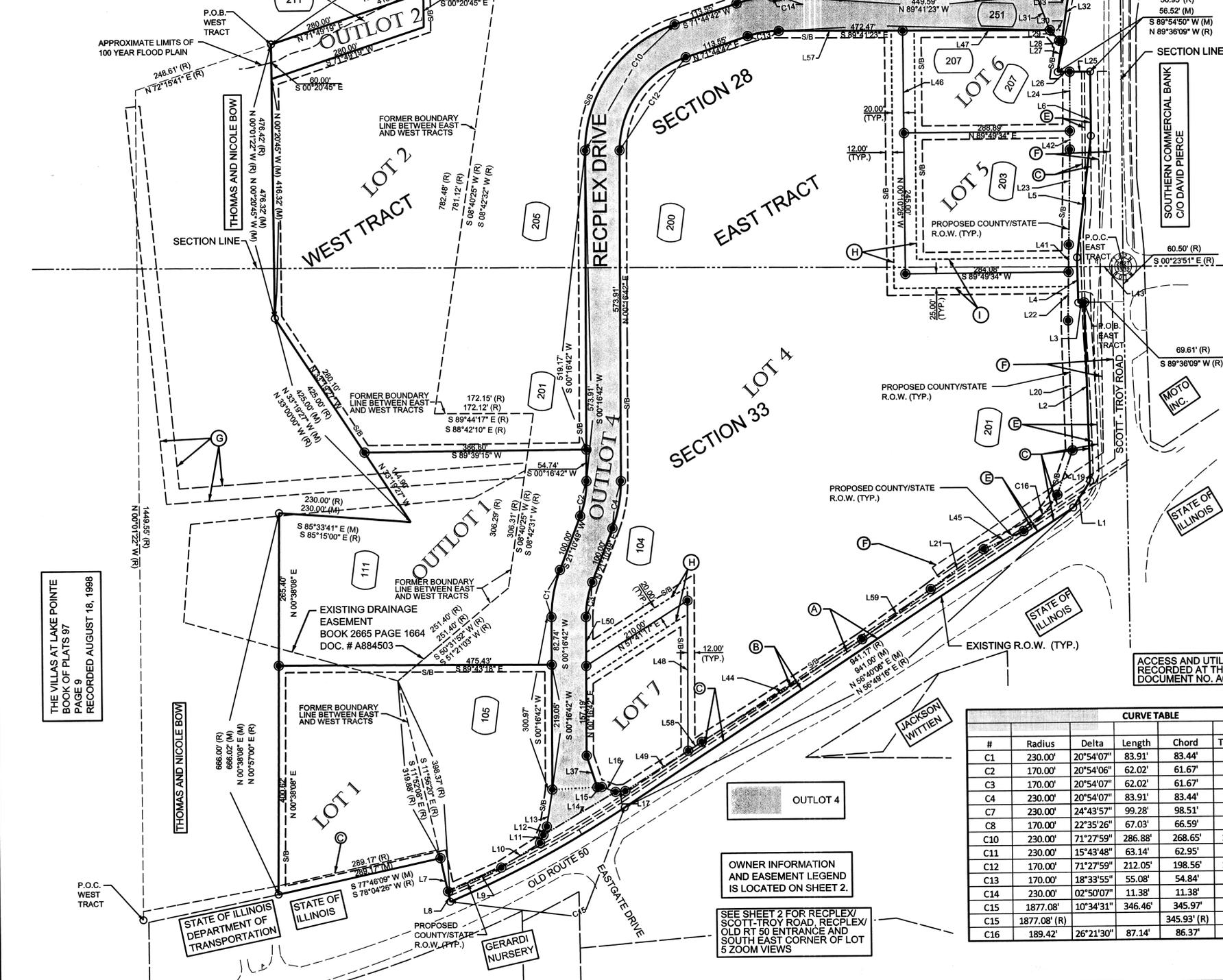
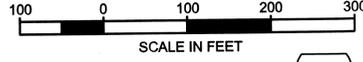
○	IRON PIN/PIPE FOUND/PREV. SET
□	CONCRETE MONUMENT/STONE FOUND
●	IRON PIN SET
⊙	IRON PIN TO BE SET WITHIN 12 MO.
⊙	SURVEY PK NAIL
■	CONCRETE MONUMENT SET
M	MEASURED DATA
R	RECORD DATA
S/B	SETBACK LINE

MEASURED DISTANCES ARE GRID DISTANCES.
 CSF = 0.99994882
 BEARINGS ARE BASED ON GRID AZIMUTHS.

ALL FIELD WORK COMPLETED FROM CENTRALIA, ILLINOIS OFFICE ON 05/31/16.

911 ADDRESSES LEGEND

205 NUMERICAL ADDRESS ASSIGNED TO PHASE/ LOT PARCEL



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF ST. CLAIR)

WE, SI STRATEGY, LLC, THE OWNERS OF THE PROPERTY SHOWN, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HERINAFTER KNOWN AS THE FOUR POINTS CENTER, EXCEPT AS NOTED. ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS 21st DAY OF November, 2016.

BY: Louis R. Curl ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF ST. CLAIR)

I, _____, A NOTARY PUBLIC, IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____.

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, BASED ON INVESTIGATION AND ACCEPTED PRINCIPLES, NO RESIDENCES OR STRUCTURES ARE OR WILL BE LOCATED WITHIN THE ONE HUNDRED YEAR (100-YEAR) FLOOD ELEVATION AS DEFINED OR IDENTIFIED BY FEMA COMMUNITY PANELS #17163C0210D AND #17163C0230D.

DATED THIS _____ DAY OF _____, 20____.

BY OWNER(S) _____

BY ENGINEER Louis R. Curl 11/21/16

LOUIS R. CURL
 LICENSE NO. 062-038867
 EXPIRES 11/30/17

COUNTY HIGHWAY ENGINEER CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____.

ST. CLAIR COUNTY HIGHWAY DEPARTMENT

BY _____
 COUNTY HIGHWAY ENGINEER

ACCESS AND UTILITY EASEMENTS ARE GOVERNED BY DECLARATION RECORDED AT THE ST. CLAIR COUNTY RECORDER'S OFFICE AS DOCUMENT NO. A02476392

SURVEYOR'S CERTIFICATE

I, LOUIS R. CURL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF SI STRATEGY, LLC FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THE SUBJECT TRACT IS WITHIN THE CITY LIMITS OF A MUNICIPALITY HAVING A COMPREHENSIVE PLAN AND EXERCISING ITS POWERS INSIDE ITS CORPORATE LIMITS PER STATUTES.

DATED THIS 21st DAY OF November, 2016.

Louis R. Curl

LOUIS R. CURL
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3252
 226 EAST BROADWAY
 CENTRALIA, ILLINOIS 62801
 EXPIRES 11/30/18

ENGINEER'S CERTIFICATE

ALL REQUIRED AND APPLICABLE AGENCIES WERE PROPERLY NOTIFIED AND APPROVED OF THE PROJECT, AND THESE AGENCY NOTIFICATIONS SHALL INCLUDE: ILLINOIS HISTORIC PRESERVATION AGENCY (IHPA); ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR - ENDANGERED SPECIES); ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR - STREAM HYDRAULICS); NATURAL RESOURCE CONSERVATION SERVICE (NRCS); U.S. ARMY CORPS OF ENGINEERS (USACE - CLEAN WATER ACT - STREAM HYDRAULICS); ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA - STORM WATER PERMIT); ST. CLAIR COUNTY DEPARTMENT OF ROADS AND BRIDGES (ENTRANCE PERMIT); ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS (IDOT - ENTRANCE PERMIT); U.S. DEPARTMENT OF AGRICULTURE (USDA - PRIME FARMLAND).

DATED THIS 21st DAY OF November, 2016.

Louis R. Curl

LOUIS R. CURL
 LICENSE NO. 062-038867
 EXPIRES 11/30/17
 226 EAST BROADWAY
 CENTRALIA, ILLINOIS 62801

COUNTY CLERK'S CERTIFICATE

I, _____, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

CERTIFICATE OF CITY COUNCIL

I, _____, CLERK OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON _____, 20____.

CITY CLERK _____

911 CERTIFICATE

I, _____, ST. CLAIR COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THE STREET/ROAD/HIGHWAY NAMES AND NUMBERING SYSTEM ON THE ATTACHED PLAT HAVE BEEN REVIEWED AND APPROVED FOR USE.

DATED THIS _____ DAY OF _____, 20____.

9-1-1 COORDINATOR _____

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	230.00'	20°54'07"	83.91'	83.44'	42.42'	S 10°43'46" W
C2	170.00'	20°54'06"	62.02'	61.67'	31.36'	N 10°43'46" E
C3	170.00'	20°54'07"	62.02'	61.67'	31.36'	S 10°43'46" E
C4	230.00'	20°54'07"	83.91'	83.44'	42.42'	N 10°43'46" W
C7	230.00'	24°43'57"	99.28'	98.51'	50.43'	S 12°05'16" E
C8	170.00'	22°35'26"	67.03'	66.59'	33.95'	S 11°01'01" E
C10	230.00'	71°27'59"	286.88'	268.65'	165.47'	S 36°00'42" W
C11	230.00'	15°43'48"	63.14'	62.95'	31.77'	S 79°36'35" W
C12	170.00'	71°27'59"	212.05'	198.56'	122.31'	S 36°00'42" W
C13	170.00'	18°33'55"	55.08'	54.84'	27.79'	S 81°01'39" W
C14	230.00'	02°50'07"	11.38'	11.38'	5.69'	S 88°53'33" W
C15	1877.08'	10°34'31"	346.46'	345.97'	173.72'	S 61°57'48" W
C15	1877.08'	10°34'31"	346.46'	345.97'	173.72'	S 62°08'08" W (R)
C16	189.42'	26°21'30"	87.14'	86.37'	44.35'	N 43°29'14" W

ANNOTATION TABLE

LINE #	BEARING (R)	DISTANCE (R)	BEARING (M)	DISTANCE (M)
L1	N 33°09'54" E	55.11'	N 33°09'03" E	55.17'
L2	N 01°23'05" W	309.74'	N 01°31'04" W	309.74'
L3	S 89°36'09" W	9.84'	S 88°39'18" W	9.84'
L4	N 01°04'08" W	77.89'	N 01°08'42" W	78.30'
L5	N 07°10'02" E	213.09'	N 06°37'41" E	212.76'
L6	N 00°10'51" E	110.89'	N 00°07'56" W	111.33'
L7	S 11°56'20" E	99.97'	N 12°09'12" E	99.97'
L8	S 11°56'20" E	18.52'	N 12°09'12" W	18.52'
L9	S 87°18'10" W	7.94'	N 06°06'49" E	101.78'
L10	S 87°18'10" W	7.94'	N 06°06'49" E	79.98'
L11	S 87°18'10" W	7.94'	N 06°06'49" E	15.05'
L12	S 87°18'10" W	7.94'	N 06°06'49" E	16.09'
L13	S 87°18'10" W	7.94'	N 06°06'49" E	65.33'
L14	S 87°18'10" W	7.94'	N 06°06'49" E	146.91'
L15	S 87°18'10" W	7.94'	N 06°06'49" E	146.91'
L16	S 87°18'10" W	7.94'	N 06°06'49" E	25.42'
L17	S 87°18'10" W	7.94'	N 06°06'49" E	17.09'
L18	S 87°18'10" W	7.94'	N 06°06'49" E	104.11'
L19	S 87°18'10" W	7.94'	N 06°06'49" E	81.29'
L20	S 87°18'10" W	7.94'	N 06°06'49" E	225.07'
L21	S 87°18'10" W	7.94'	N 06°06'49" E	115.42'
L22	S 87°18'10" W	7.94'	N 06°06'49" E	84.12'
L23	S 87°18'10" W	7.94'	N 06°06'49" E	165.39'
L24	S 87°18'10" W	7.94'	N 06°06'49" E	102.49'
L25	S 89°36'09" E	35.72'	S 89°54'50" W	35.72'
L26	S 89°36'09" E	20.81'	S 89°54'50" W	20.81'
L27	N 08°33'13" E	53.90'	S 89°22'41" E	53.90'
L28	S 83°12'05" E	4.75'	S 83°12'05" E	4.75'
L29	S 40°43'42" E	24.53'	S 01°09'55" W	9.06'

ANNOTATION TABLE

LINE #	BEARING (R)	DISTANCE (R)	BEARING (M)	DISTANCE (M)
L30	S 89°41'23" E	23.52'	S 89°41'23" E	23.52'
L31	N 20°34'07" W	93.22'	N 20°34'07" W	93.22'
L32	N 08°22'41" E	64.03'	N 08°22'41" E	64.03'
L33	S 89°41'23" E	54.91'	S 89°41'23" E	54.91'
L34	S 89°41'23" E	21.56'	S 89°41'23" E	21.56'
L35	N 01°23'05" W	34.18'	N 01°23'05" W	34.18'
L36	S 43°21'23" W	54.46'	S 43°21'23" W	54.46'
L37	N 17°54'10" W	58.41'	N 17°54'10" W	58.41'
L38	N 01°23'05" W	142.90'	N 01°23'05" W	142.90'
L39	N 08°33'13" E	178.74'	N 08°33'13" E	178.74'
L40	S 89°22'00" E	21.72'	S 89°22'00" E	21.72'
L41	S 89°31'17" E	47.45'	S 89°31'17" E	47.45'
L42	N 00°23'05" E	32.21'	N 00°23'05" E	32.21'
L43	N 89°38'14" W	94.96'	N 89°38'14" W	94.96'
L44	N 57°42'02" E	332.53'	N 57°42'02" E	332.53'
L45	N 06°03'18" E	76.12'	N 06°03'18" E	76.12'
L46	N 00°10'26" W	177.20'	N 00°10'26" W	177.20'
L47	S 89°41'23" E	256.45'	S 89°41'23" E	256.45'
L48	S 00°16'42" W	262.48'	S 00°16'42" W	262.48'
L49	N 07°59'43" E	130.46'	N 07°59'43" E	130.46'
L50	N 00°16'42" E	85.05'	N 00°16'42" E	85.05'
L51	S 61°37'29" W	8.13'	S 61°37'29" W	8.13'
L52	N 00°28'43" E	5.00'	N 00°28'43" E	5.00'
L53	N 45°00'00" E	19.97'	N 45°00'00" E	19.97'
L54	S 89°31'17" E	100.82'	S 89°31'17" E	100.82'
L55	S 89°31'17" E	6.00'	S 89°31'17" E	6.00'
L56	N 00°28'43" E	70.53'	N 00°28'43" E	70.53'
L57	S 89°41'23" E	216.02'	S 89°41'23" E	216.02'
L58	N 57°39'43" E	28.38'	N 57°39'43" E	28.38'
L59	N 54°22'41" E	148.17'	N 54°22'41" E	148.17'
L60	S 01°09'55" W	9.06'	S 01°09'55" W	9.06'

THE VILLAS AT LAKE POINTE
 BOOK OF PLATS 97
 PAGE 9
 RECORDED AUGUST 18, 1998

THOMAS AND NICOLE BOW

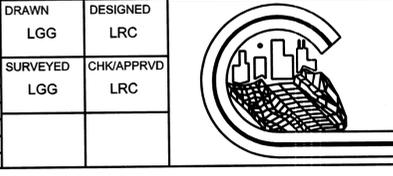
STATE OF ILLINOIS
 DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS

OWNER INFORMATION AND EASEMENT LEGEND IS LOCATED ON SHEET 2.

SEE SHEET 2 FOR REC/PLX/ SCOTT-TROY ROAD, REC/PLX/ OLD RT 50 ENTRANCE AND SOUTH EAST CORNER OF LOT 5 ZOOM VIEWS

OWNERSHIP OF DOCUMENTS	REVISIONS	DRAWN	DESIGNED
		LGG	LRC
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CURL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CURL & ASSOCIATES, INC.		SURVEYED	CHK/APPRVD
		LGG	LRC



CURL & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS

226 E. BROADWAY
 P.O. BOX 1349
 CENTRALIA, IL. 62801
 PH. 618-533-4149

PROFESSIONAL DESIGN FIRM - 184-000877

FINAL PLAT
PUD DEVELOPMENT OF FOUR POINTS CENTER
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PROJ. NO.	C1442.1
DATE	11/21/16
SHEET NO.	1
OF 2 SHEETS	

FINAL PLAT
PUD DEVELOPMENT OF FOUR POINTS CENTER
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
IN SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

LOT AREA TABLE

NUMBER ON PLAT	AREA OF PHASE/LOT (SQ. FT.)	(ACRE)
LOT 1	172101.69	3.9509
LOT 2	465861.59	10.6947
LOT 3	28460.55	0.6534
LOT 4	681956.90	15.6556
OUTLOT 1	165271.89	3.7941
OUTLOT 2	15992.88	0.3671
OUTLOT 3	48189.24	1.1063
OUTLOT 4 (ROAD)	125909.61	2.8905
OUTLOT 5	26873.70	0.6169
LOT 5	70239.37	1.6125
LOT 6	49589.07	1.1384
LOT 7	44262.30	1.0161
AREA TO BE DEDICATED FOR RECPLEX DRIVE RADII	3517.75	0.0808
AREA TO BE DEDICATED TO IDOT/ ST. CLAIR COUNTY @ OLD RT. 50	50809.46	1.1664
TOTAL =	1949036.00	44.7437

LEGAL DESCRIPTION WEST TRACT

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST ON SAID SOUTHEASTERLY LINE, 417.45 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 3083 ON PAGE 1042 IN SAID RECORDER OF DEED'S OFFICE; THENCE ON THE WESTERLY LINE OF SAID WESTMORE DEVELOPMENT TRACT OF LAND, SOUTH 08 DEGREES 42 MINUTES 32 SECONDS WEST, 782.48 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 10 SECONDS EAST ON SAID WESTERLY LINE, 172.15 FEET; THENCE CONTINUING ON SAID WESTERLY LINE AND THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 2887 ON PAGE 390 IN SAID RECORDER OF DEED'S OFFICE, SOUTH 08 DEGREES 42 MINUTES 31 SECONDS WEST, 306.29 FEET; THENCE SOUTH 51 DEGREES 21 MINUTES 03 SECONDS WEST ON SAID WESTERLY LINE, 251.40 FEET; THENCE SOUTH 11 DEGREES 52 MINUTES 08 SECONDS EAST ON SAID WESTERLY LINE, 319.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS IN DEED BOOK 2680 ON PAGE 1156 IN SAID RECORDER OF DEED'S OFFICE; THENCE SOUTH 78 DEGREES 04 MINUTES 26 SECONDS WEST ON THE NORTHERLY LINE OF SAID STATE OF ILLINOIS TRACT OF LAND, 289.17 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, 666.00 FEET; THENCE SOUTH 85 DEGREES 15 MINUTES 00 SECONDS EAST, 230.00 FEET; THENCE NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST, 425.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST, 476.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.582 ACRES, MORE OR LESS, AND BEING SITUATED IN THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS.

LEGAL DESCRIPTION EAST TRACT

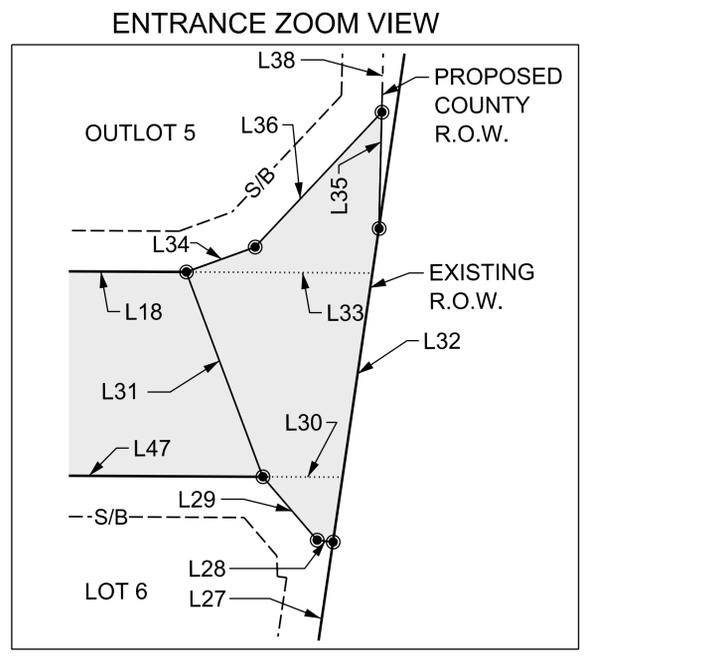
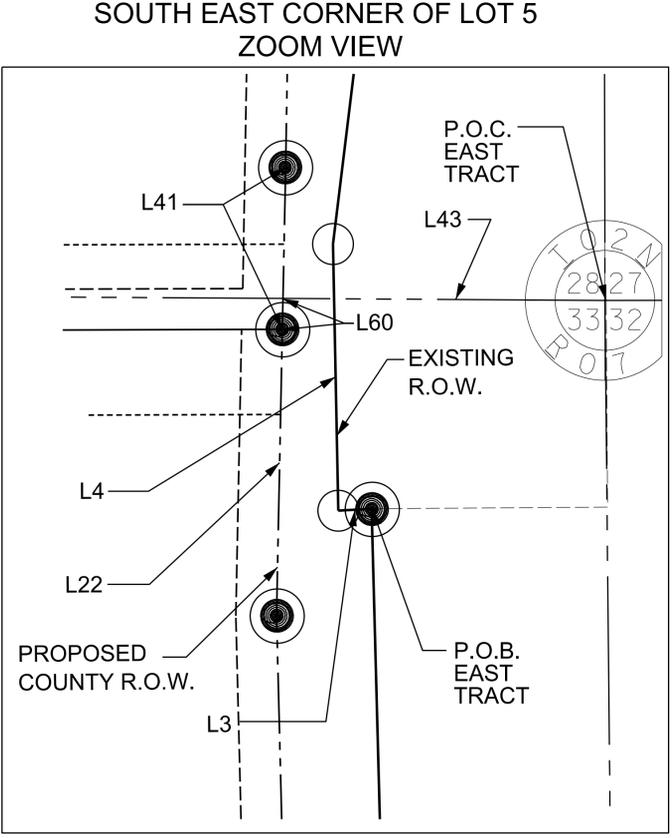
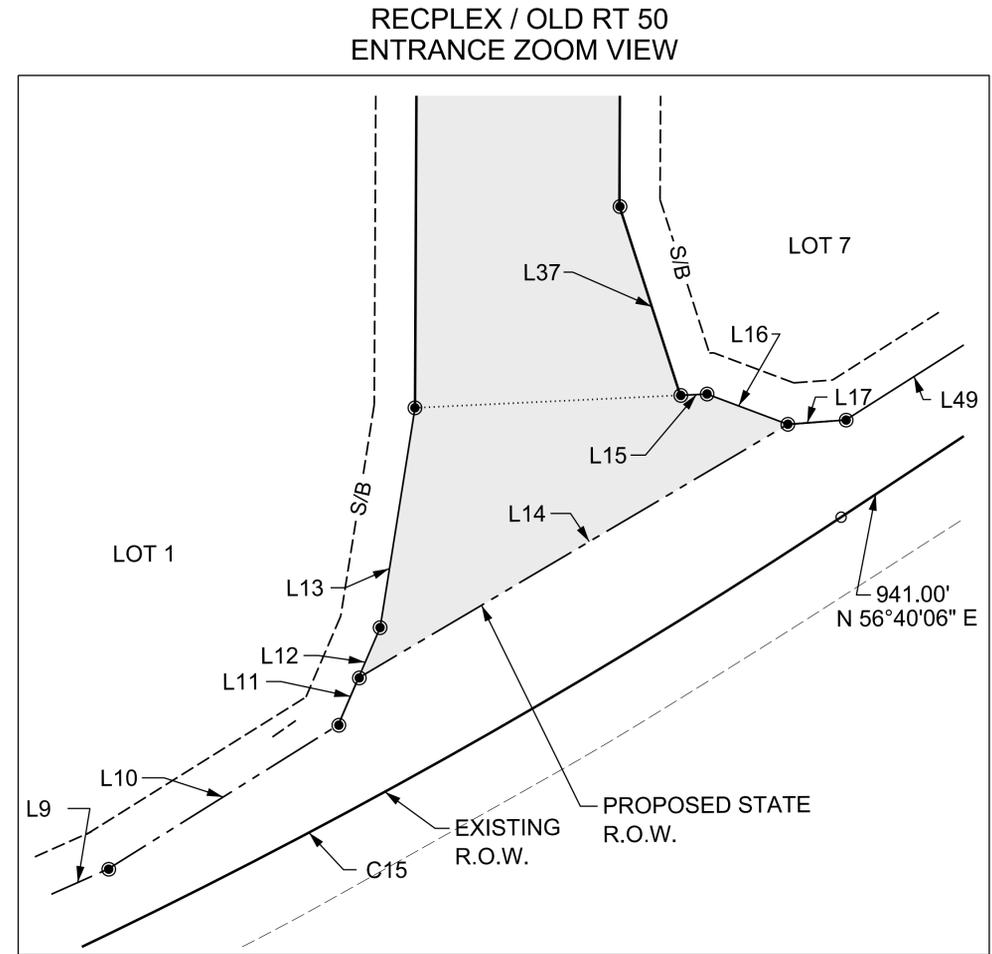
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 33, ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 IN SECTION 33;

THENCE, SOUTH 00 DEGREES 23 MINUTES 51 SECONDS EAST, (BEARING ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 60.50 FEET; THENCE, SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, 69.61 FEET TO A POINT ON THE WEST R.O.W. LINE OF SCOTT-TROY ROAD WHICH IS ALSO THE POINT OF BEGINNING.

THENCE, ALONG SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD AS FOLLOWS: SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, 9.84 FEET; NORTH 01 DEGREES 04 MINUTES 08 SECONDS WEST, 77.89 FEET; NORTH 07 DEGREES 10 MINUTES 02 SECONDS EAST, 213.09 FEET; NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 110.89 FEET; SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, 56.95 FEET; NORTH 08 DEGREES 33 MINUTES 13 SECONDS EAST, 326.14 FEET; THENCE, LEAVING SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD, NORTH 89 DEGREES 22 MINUTES 00 SECONDS WEST, 599.49 FEET; THENCE, SOUTH 72 DEGREES 04 MINUTES 05 SECONDS WEST, 441.89 FEET; THENCE, SOUTH 08 DEGREES 40 MINUTES 25 SECONDS WEST, 781.12 FEET; THENCE, SOUTH 89 DEGREES 44 MINUTES 17 SECONDS EAST, 172.12 FEET; THENCE, SOUTH 08 DEGREES 40 MINUTES 25 SECONDS WEST, 306.31 FEET; THENCE, SOUTH 50 DEGREES 31 MINUTES 52 SECONDS WEST, 251.40 FEET; THENCE, SOUTH 11 DEGREES 56 MINUTES 20 SECONDS EAST, 398.37 FEET TO A POINT ON THE NORTH R.O.W. LINE OF U. S. ROUTE 50; THENCE, ALONG SAID NORTH R.O.W. LINE OF U. S. ROUTE 50 ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1877.08 FEET, A CHORD BEARING, NORTH 62 DEGREES 08 MINUTES 08 SECONDS EAST, AND A CHORD DISTANCE OF 345.93 FEET; THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF U. S. ROUTE 50, NORTH 56 DEGREES 49 MINUTES 16 SECONDS EAST, 941.17 FEET TO A POINT ON SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE ALONG SAID WEST R.O.W. LINE OF SCOTT-TROY ROAD AS FOLLOWS: NORTH 33 DEGREES 09 MINUTES 54 SECONDS EAST, 55.11 FEET; NORTH 01 DEGREES 23 MINUTES 05 SECONDS WEST, 309.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 34.16 ACRES, MORE OR LESS.



GRADED LOT ELEVATIONS AT THE CENTER OF EACH LOT FOR ALL LOTS ARE MORE THAN 16 FEET ABOVE THE ESTABLISHED 100 YEAR FLOOD PLAIN. WALKOUT BASEMENTS WITH BASEMENT FINISHED FLOOR ELEVATIONS NO MORE THAN 13 FEET BELOW THE GRADED LOT ELEVATION AT THE CENTER OF EACH LOT ARE ALLOWED.

- LEGEND**
- (A) 10' EXISTING WATER EASEMENT
 - (B) 15' EXISTING WATER EASEMENT
 - (C) 15' EXISTING POWER EASEMENT
 - (D) 20' EXISTING POWER EASEMENT
 - (E) 10' EXISTING TELEPHONE EASEMENT
 - (F) 20' EXISTING SANITARY SEWER EASEMENT
 - (G) 25' EXISTING SANITARY SEWER EASEMENT
 - (H) 40' WIDE PROPOSED EASEMENT
 - (I) 50' WIDE PROPOSED EASEMENT

-S/B- 12' SETBACK REQUIRED AT FRONT, BACK AND SIDE YARDS FOR ALL BUILDINGS. SETBACK MAY BE REDUCED TO 0' AT ALL SIDE YARDS THAT PROVIDE AN APPROVED FIRE WALL

ADJACENT PROPERTY OWNERS

VICTORY FREE WILL BAPTIST CHURCH
 223 SCOTT TROY ROAD
 O'FALLON, IL 62269
 (618) 662-9360

SOUTHERN COMMERCIAL BANK
 C/O DAVID PIERCE
 5515 SOUTH GRAND AVE.
 SAINT LOUIS, MO 63111
 (314) 481-6800

MOTO, INC.
 721 WEST MAIN STREET
 BELLEVILLE, IL 62220
 (618) 233-6754

STATE OF ILLINOIS
 C/O ILLINOIS DEPARTMENT OF TRANSPORTATION
 2300 SOUTH DIRKSEN PARKWAY
 SPRINGFIELD, IL 62764
 (217) 782-7820

GERARDI NURSERY
 1700 EAST HIGHWAY 50
 O'FALLON, IL 62269
 (168) 632-4456

THOMAS & NICOLE BOW
 1705 EAST HIGHWAY 50
 O'FALLON, IL 62269
 (618) 660-5657

JACKSON H. WITTEN
 266 OLD CASTLE LOOP
 OXFORD, MS

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 CONSULTING ENGINEERS & LAND SURVEYORS

226 E. BROADWAY
 P.O. BOX 1349
 CENTRALIA, IL 62801
 PH. 618-533-4149

PROFESSIONAL DESIGN FIRM - 184-000877

FINAL PLAT
PUD DEVELOPMENT OF FOUR POINTS CENTER
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 33, T2N, R7W OF THE 3RD P.M.,
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

PROJ. NO.	C1442.1
DATE	11/21/16
SHEET NO.	2
OF 2 SHEETS	

J:\C\J\141442\WORKING\1442 P.100 FINAL PLAT 11-21-16.DGN